

# Local Market Update – December 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Randolph

### Single-Family Properties

Key Metrics	December			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	16	19	+ 18.8%	290	324	+ 11.7%
Closed Sales	26	27	+ 3.8%	294	322	+ 9.5%
Median Sales Price*	\$320,000	\$380,000	+ 18.8%	\$310,000	\$350,061	+ 12.9%
Inventory of Homes for Sale	46	23	- 50.0%	--	--	--
Months Supply of Inventory	1.9	0.9	- 52.6%	--	--	--
Cumulative Days on Market Until Sale	44	34	- 22.7%	56	42	- 25.0%
Percent of Original List Price Received*	100.0%	98.0%	- 2.0%	99.7%	99.7%	0.0%
New Listings	9	12	+ 33.3%	351	357	+ 1.7%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

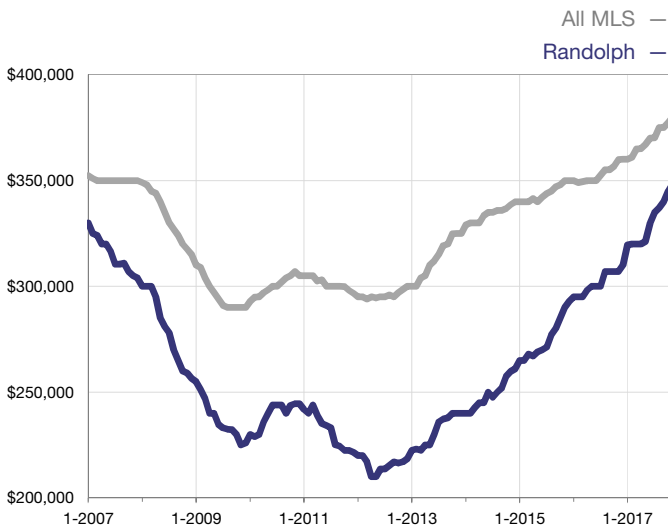
### Condominium Properties

Key Metrics	December			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	2	9	+ 350.0%	84	91	+ 8.3%
Closed Sales	7	10	+ 42.9%	85	83	- 2.4%
Median Sales Price*	\$244,900	\$240,450	- 1.8%	\$219,400	\$245,000	+ 11.7%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	42	38	- 9.5%	68	47	- 30.9%
Percent of Original List Price Received*	98.1%	97.1%	- 1.0%	98.4%	101.3%	+ 2.9%
New Listings	4	5	+ 25.0%	102	99	- 2.9%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

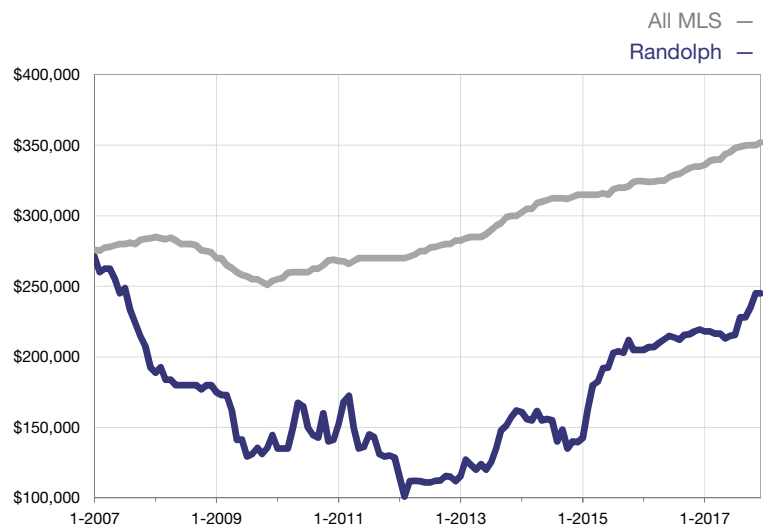
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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