

Local Market Update – August 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Randolph

Single-Family Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	36	26	- 27.8%	226	207	- 8.4%
Closed Sales	35	29	- 17.1%	202	183	- 9.4%
Median Sales Price*	\$337,000	\$370,000	+ 9.8%	\$350,000	\$370,000	+ 5.7%
Inventory of Homes for Sale	44	28	- 36.4%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	36	26	- 27.8%	43	34	- 20.9%
Percent of Original List Price Received*	98.7%	100.9%	+ 2.2%	99.9%	101.1%	+ 1.2%
New Listings	32	34	+ 6.3%	252	233	- 7.5%

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

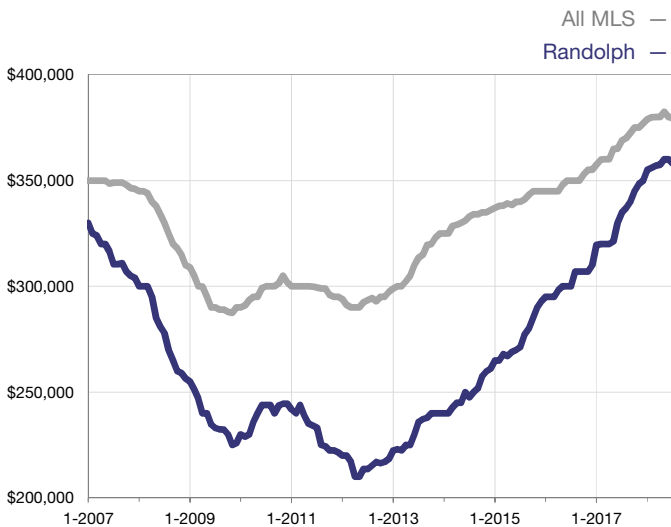
Condominium Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	10	11	+ 10.0%	57	82	+ 43.9%
Closed Sales	3	12	+ 300.0%	40	67	+ 67.5%
Median Sales Price*	\$281,000	\$298,000	+ 6.0%	\$214,885	\$285,000	+ 32.6%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	2.3	1.0	- 56.5%	--	--	--
Cumulative Days on Market Until Sale	34	24	- 29.4%	36	29	- 19.4%
Percent of Original List Price Received*	99.1%	99.5%	+ 0.4%	101.3%	101.7%	+ 0.4%
New Listings	9	9	0.0%	65	87	+ 33.8%

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

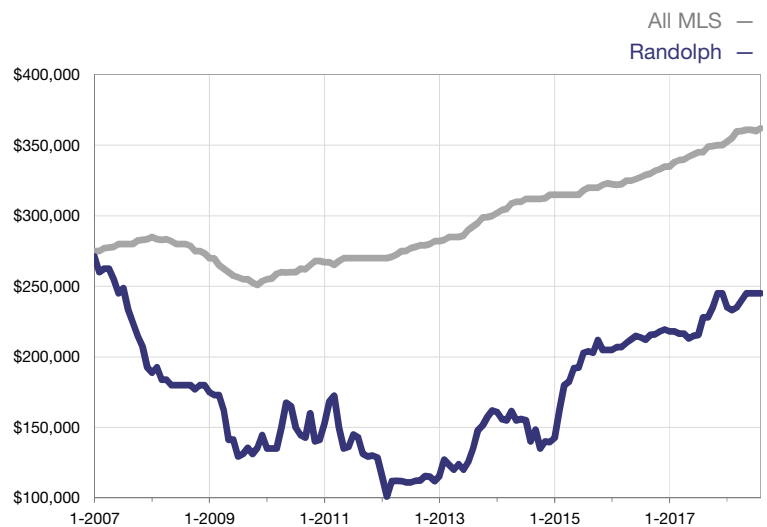
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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