

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Randolph

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	33	31	- 6.1%	174	166	- 4.6%
Closed Sales	33	21	- 36.4%	152	139	- 8.6%
Median Sales Price*	\$372,500	\$387,000	+ 3.9%	\$371,750	\$381,500	+ 2.6%
Inventory of Homes for Sale	29	44	+ 51.7%	--	--	--
Months Supply of Inventory	1.1	1.9	+ 72.7%	--	--	--
Cumulative Days on Market Until Sale	32	27	- 15.6%	36	40	+ 11.1%
Percent of Original List Price Received*	101.0%	100.7%	- 0.3%	100.5%	99.0%	- 1.5%
New Listings	33	35	+ 6.1%	196	208	+ 6.1%

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

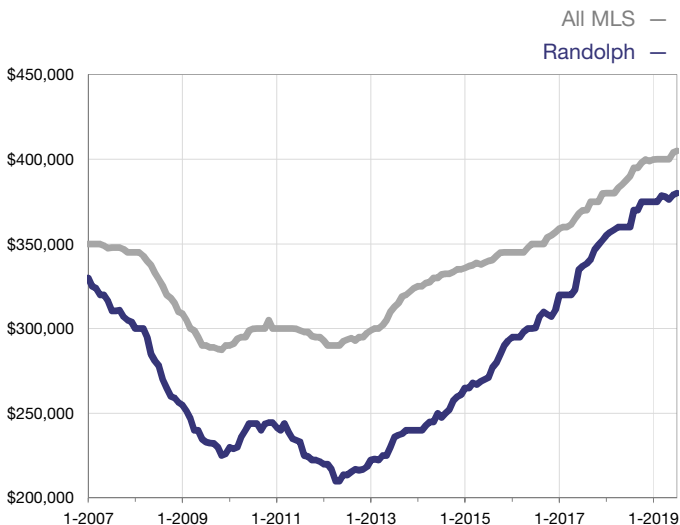
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	11	11	0.0%	68	41	- 39.7%
Closed Sales	8	7	- 12.5%	53	34	- 35.8%
Median Sales Price*	\$304,500	\$275,000	- 9.7%	\$280,000	\$275,000	- 1.8%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--
Cumulative Days on Market Until Sale	33	15	- 54.5%	31	33	+ 6.5%
Percent of Original List Price Received*	103.7%	102.4%	- 1.3%	100.0%	99.6%	- 0.4%
New Listings	11	11	0.0%	75	55	- 26.7%

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

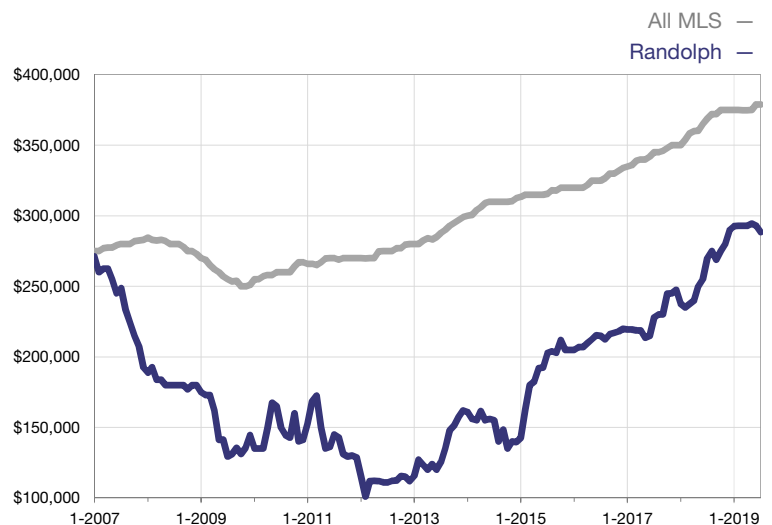
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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