

# Local Market Update – November 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Randolph

### Single-Family Properties

Key Metrics	November			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	20	25	+ 25.0%	269	264	- 1.9%
Closed Sales	25	22	- 12.0%	261	245	- 6.1%
Median Sales Price*	\$370,000	\$390,000	+ 5.4%	\$375,000	\$389,950	+ 4.0%
Inventory of Homes for Sale	47	43	- 8.5%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--
Cumulative Days on Market Until Sale	26	31	+ 19.2%	35	38	+ 8.6%
Percent of Original List Price Received*	102.3%	99.6%	- 2.6%	100.4%	99.1%	- 1.3%
New Listings	25	22	- 12.0%	323	332	+ 2.8%

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

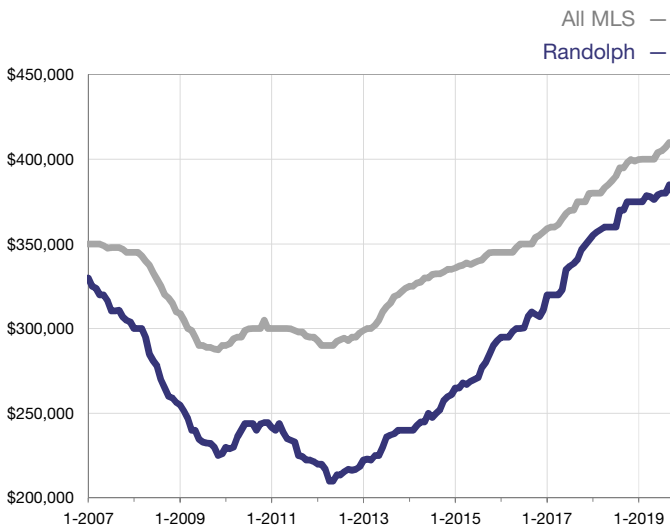
### Condominium Properties

Key Metrics	November			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	6	11	+ 83.3%	94	66	- 29.8%
Closed Sales	8	6	- 25.0%	91	64	- 29.7%
Median Sales Price*	\$312,500	\$273,500	- 12.5%	\$286,000	\$292,450	+ 2.3%
Inventory of Homes for Sale	13	5	- 61.5%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	27	31	+ 14.8%	33	34	+ 3.0%
Percent of Original List Price Received*	96.9%	98.7%	+ 1.9%	99.1%	99.4%	+ 0.3%
New Listings	8	4	- 50.0%	108	81	- 25.0%

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

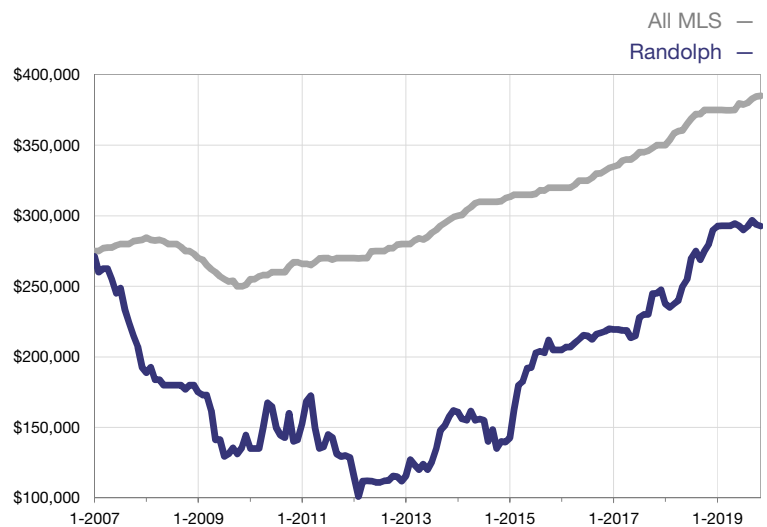
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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