

Local Market Update – December 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Randolph

Single-Family Properties

Key Metrics	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	15	19	+ 26.7%	284	280	- 1.4%
Closed Sales	24	25	+ 4.2%	285	270	- 5.3%
Median Sales Price*	\$371,450	\$380,000	+ 2.3%	\$375,000	\$389,900	+ 4.0%
Inventory of Homes for Sale	43	33	- 23.3%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	33	41	+ 24.2%	34	38	+ 11.8%
Percent of Original List Price Received*	96.7%	97.4%	+ 0.7%	100.1%	98.9%	- 1.2%
New Listings	17	14	- 17.6%	340	347	+ 2.1%

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

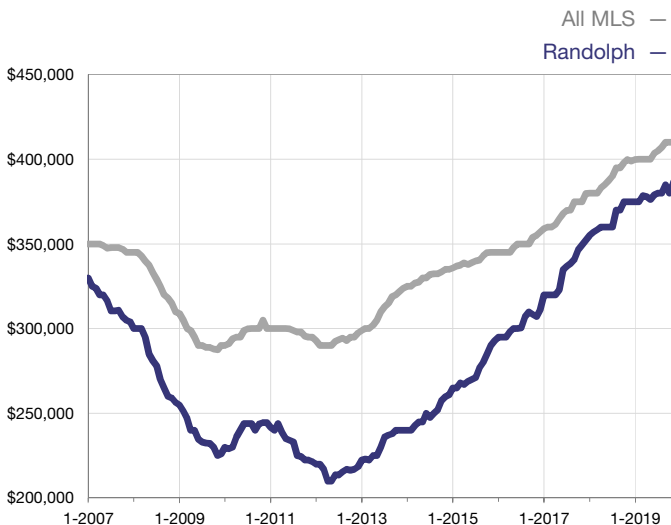
Condominium Properties

Key Metrics	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	5	5	0.0%	99	71	- 28.3%
Closed Sales	6	2	- 66.7%	97	66	- 32.0%
Median Sales Price*	\$292,750	\$257,750	- 12.0%	\$290,000	\$292,450	+ 0.8%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	47	27	- 42.6%	34	33	- 2.9%
Percent of Original List Price Received*	98.1%	100.6%	+ 2.5%	99.0%	99.4%	+ 0.4%
New Listings	4	5	+ 25.0%	112	85	- 24.1%

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

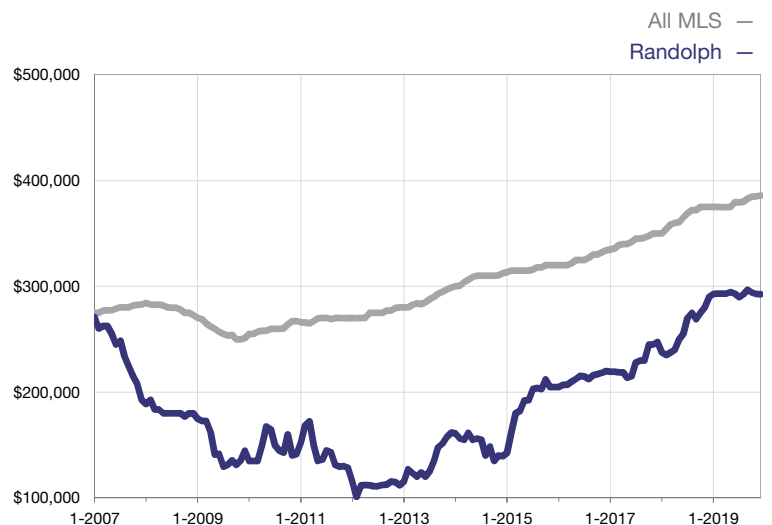
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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