

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Randolph

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	15	29	+ 93.3%	85	93	+ 9.4%
Closed Sales	14	23	+ 64.3%	78	69	- 11.5%
Median Sales Price*	\$399,950	\$426,000	+ 6.5%	\$411,189	\$440,000	+ 7.0%
Inventory of Homes for Sale	36	13	- 63.9%	--	--	--
Months Supply of Inventory	1.5	0.6	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	36	21	- 41.7%	53	22	- 58.5%
Percent of Original List Price Received*	100.8%	101.3%	+ 0.5%	99.6%	103.3%	+ 3.7%
New Listings	13	31	+ 138.5%	84	99	+ 17.9%

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

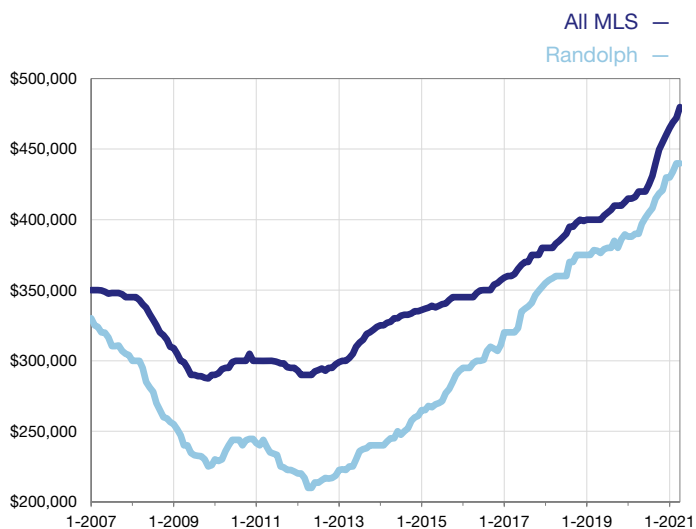
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	8	+ 33.3%	19	21	+ 10.5%
Closed Sales	4	4	0.0%	21	21	0.0%
Median Sales Price*	\$302,500	\$265,000	- 12.4%	\$305,000	\$200,000	- 34.4%
Inventory of Homes for Sale	15	4	- 73.3%	--	--	--
Months Supply of Inventory	2.6	0.7	- 73.1%	--	--	--
Cumulative Days on Market Until Sale	10	18	+ 80.0%	28	40	+ 42.9%
Percent of Original List Price Received*	103.1%	101.8%	- 1.3%	101.2%	99.8%	- 1.4%
New Listings	7	9	+ 28.6%	30	23	- 23.3%

* 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

