

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Randolph

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	22	34	+ 54.5%	107	124	+ 15.9%
Closed Sales	16	21	+ 31.3%	94	90	- 4.3%
Median Sales Price*	\$425,000	<b>\$449,000</b>	+ 5.6%	\$412,439	<b>\$444,500</b>	+ 7.8%
Inventory of Homes for Sale	29	10	- 65.5%	--	--	--
Months Supply of Inventory	1.3	0.4	- 69.2%	--	--	--
Cumulative Days on Market Until Sale	31	18	- 41.9%	49	21	- 57.1%
Percent of Original List Price Received*	98.7%	<b>105.4%</b>	+ 6.8%	99.4%	<b>103.8%</b>	+ 4.4%
New Listings	20	31	+ 55.0%	104	130	+ 25.0%

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

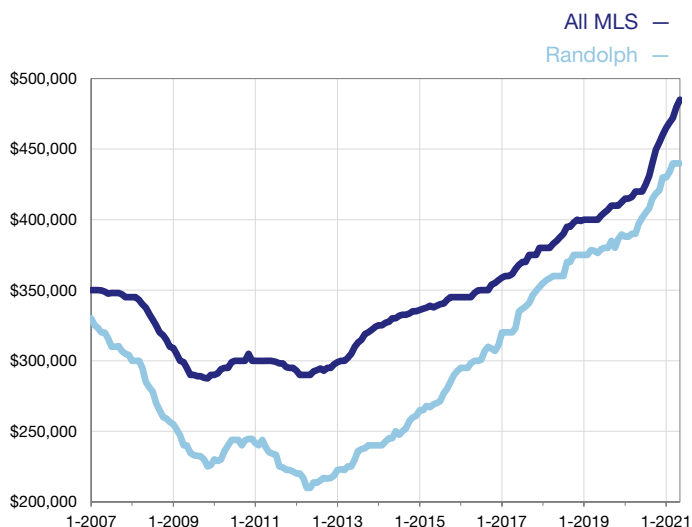
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	5	+ 66.7%	22	26	+ 18.2%
Closed Sales	6	3	- 50.0%	27	24	- 11.1%
Median Sales Price*	\$318,000	<b>\$268,000</b>	- 15.7%	\$310,000	<b>\$259,000</b>	- 16.5%
Inventory of Homes for Sale	15	3	- 80.0%	--	--	--
Months Supply of Inventory	2.6	0.5	- 80.8%	--	--	--
Cumulative Days on Market Until Sale	36	25	- 30.6%	30	38	+ 26.7%
Percent of Original List Price Received*	101.0%	<b>102.0%</b>	+ 1.0%	101.1%	<b>100.1%</b>	- 1.0%
New Listings	5	4	- 20.0%	35	27	- 22.9%

\* 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

