

Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Randolph

Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	24	27	+ 12.5%	85	77	- 9.4%
Closed Sales	23	24	+ 4.3%	70	67	- 4.3%
Median Sales Price*	\$426,000	\$519,500	+ 21.9%	\$443,750	\$530,000	+ 19.4%
Inventory of Homes for Sale	25	19	- 24.0%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	21	23	+ 9.5%	22	24	+ 9.1%
Percent of Original List Price Received*	101.3%	104.8%	+ 3.5%	103.3%	103.9%	+ 0.6%
New Listings	31	33	+ 6.5%	99	96	- 3.0%

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

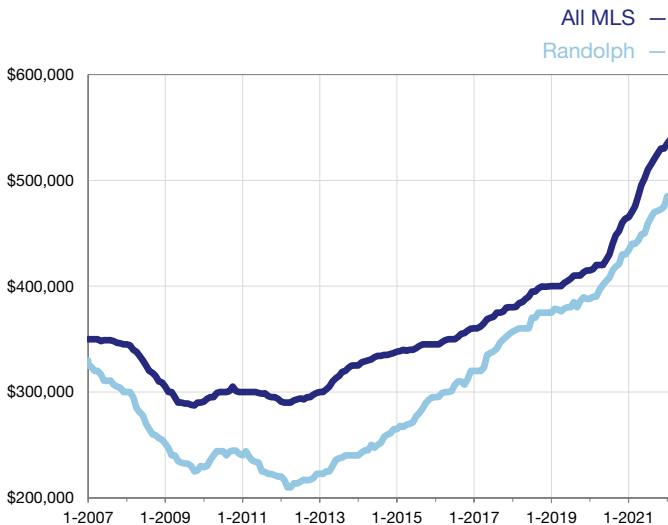
Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	8	+ 14.3%	20	23	+ 15.0%
Closed Sales	4	3	- 25.0%	21	19	- 9.5%
Median Sales Price*	\$265,000	\$372,500	+ 40.6%	\$200,000	\$337,500	+ 68.8%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	18	11	- 38.9%	40	43	+ 7.5%
Percent of Original List Price Received*	101.8%	109.5%	+ 7.6%	99.8%	104.0%	+ 4.2%
New Listings	9	11	+ 22.2%	23	26	+ 13.0%

* 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

