

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Randolph

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	18	20	+ 11.1%	269	221	- 17.8%
Closed Sales	22	17	- 22.7%	258	223	- 13.6%
Median Sales Price*	\$486,000	\$550,000	+ 13.2%	\$475,000	\$535,000	+ 12.6%
Inventory of Homes for Sale	39	26	- 33.3%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.5%	--	--	--
Cumulative Days on Market Until Sale	24	23	- 4.2%	21	23	+ 9.5%
Percent of Original List Price Received*	104.4%	101.2%	- 3.1%	103.9%	103.5%	- 0.4%
New Listings	29	14	- 51.7%	322	275	- 14.6%

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

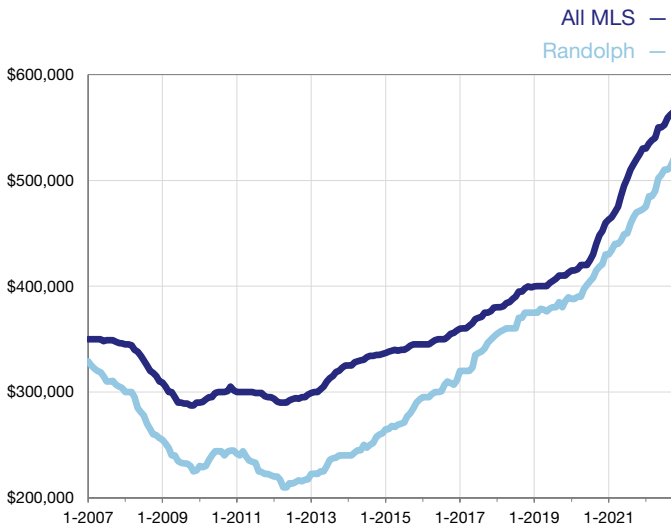
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	6	0.0%	56	60	+ 7.1%
Closed Sales	8	6	- 25.0%	56	59	+ 5.4%
Median Sales Price*	\$290,000	\$379,000	+ 30.7%	\$250,000	\$358,000	+ 43.2%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	1.2	2.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	31	37	+ 19.4%	32	28	- 12.5%
Percent of Original List Price Received*	99.5%	101.5%	+ 2.0%	99.7%	105.0%	+ 5.3%
New Listings	2	10	+ 400.0%	61	73	+ 19.7%

\* 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

