

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Randolph

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	25	12	- 52.0%	45	42	- 6.7%
Closed Sales	12	16	+ 33.3%	43	40	- 7.0%
Median Sales Price*	\$547,500	\$520,000	- 5.0%	\$530,000	\$500,000	- 5.7%
Inventory of Homes for Sale	29	8	- 72.4%	--	--	--
Months Supply of Inventory	1.2	0.4	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	27	79	+ 192.6%	25	60	+ 140.0%
Percent of Original List Price Received*	106.7%	97.4%	- 8.7%	103.3%	96.0%	- 7.1%
New Listings	30	12	- 60.0%	63	33	- 47.6%

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

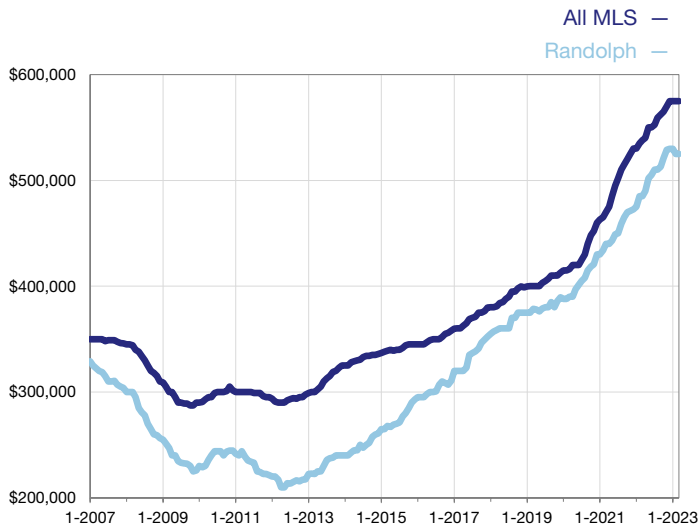
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	8	+ 60.0%	12	15	+ 25.0%
Closed Sales	4	3	- 25.0%	16	15	- 6.3%
Median Sales Price*	\$315,000	\$338,632	+ 7.5%	\$296,250	\$338,632	+ 14.3%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--
Cumulative Days on Market Until Sale	61	57	- 6.6%	49	51	+ 4.1%
Percent of Original List Price Received*	109.2%	99.8%	- 8.6%	103.0%	97.1%	- 5.7%
New Listings	6	5	- 16.7%	15	11	- 26.7%

* 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

