

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Randolph

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	12	- 53.8%	71	53	- 25.4%
Closed Sales	24	11	- 54.2%	67	52	- 22.4%
Median Sales Price*	\$519,500	\$540,000	+ 3.9%	\$530,000	\$515,000	- 2.8%
Inventory of Homes for Sale	35	11	- 68.6%	--	--	--
Months Supply of Inventory	1.5	0.6	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	23	52	+ 126.1%	24	57	+ 137.5%
Percent of Original List Price Received*	104.8%	102.2%	- 2.5%	103.9%	97.5%	- 6.2%
New Listings	33	17	- 48.5%	96	50	- 47.9%

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

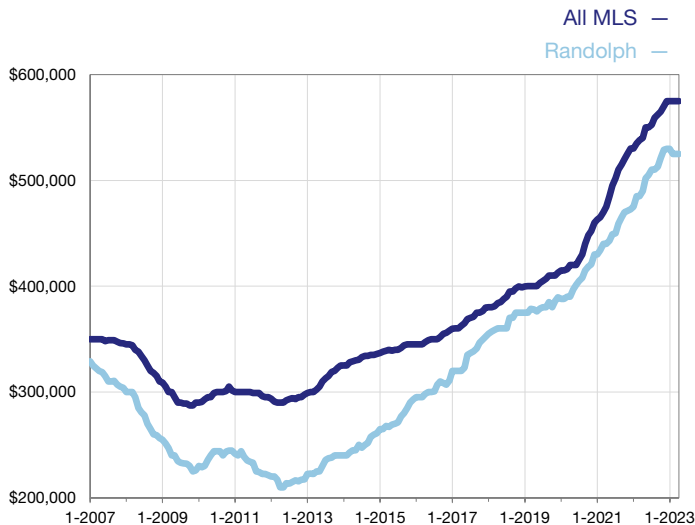
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	7	- 12.5%	20	19	- 5.0%
Closed Sales	3	5	+ 66.7%	19	20	+ 5.3%
Median Sales Price*	\$372,500	\$310,000	- 16.8%	\$337,500	\$324,316	- 3.9%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	11	16	+ 45.5%	43	42	- 2.3%
Percent of Original List Price Received*	109.5%	101.8%	- 7.0%	104.0%	98.3%	- 5.5%
New Listings	11	7	- 36.4%	26	18	- 30.8%

* 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

