

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Randolph

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	25	17	- 32.0%	96	68	- 29.2%
Closed Sales	21	15	- 28.6%	88	67	- 23.9%
Median Sales Price*	\$550,000	\$500,000	- 9.1%	\$537,500	\$504,900	- 6.1%
Inventory of Homes for Sale	47	14	- 70.2%	--	--	--
Months Supply of Inventory	2.0	0.8	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	16	18	+ 12.5%	22	48	+ 118.2%
Percent of Original List Price Received*	106.6%	105.9%	- 0.7%	104.5%	99.4%	- 4.9%
New Listings	40	18	- 55.0%	136	67	- 50.7%

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

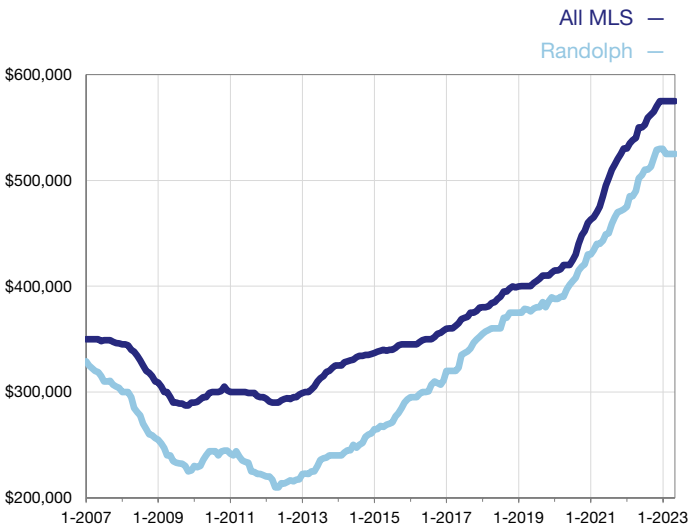
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	9	- 30.8%	33	27	- 18.2%
Closed Sales	10	4	- 60.0%	29	24	- 17.2%
Median Sales Price*	\$275,000	\$220,000	- 20.0%	\$275,000	\$298,000	+ 8.4%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	1.2	0.2	- 83.3%	--	--	--
Cumulative Days on Market Until Sale	14	15	+ 7.1%	33	38	+ 15.2%
Percent of Original List Price Received*	108.8%	102.1%	- 6.2%	105.6%	98.9%	- 6.3%
New Listings	11	3	- 72.7%	37	21	- 43.2%

* 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

