

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Randolph

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	29	17	- 41.4%	125	83	- 33.6%
Closed Sales	29	13	- 55.2%	117	80	- 31.6%
Median Sales Price*	\$541,000	\$532,000	- 1.7%	\$540,000	\$517,500	- 4.2%
Inventory of Homes for Sale	45	12	- 73.3%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.9%	--	--	--
Cumulative Days on Market Until Sale	20	16	- 20.0%	22	43	+ 95.5%
Percent of Original List Price Received*	104.9%	106.1%	+ 1.1%	104.6%	100.5%	- 3.9%
New Listings	31	14	- 54.8%	167	81	- 51.5%

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

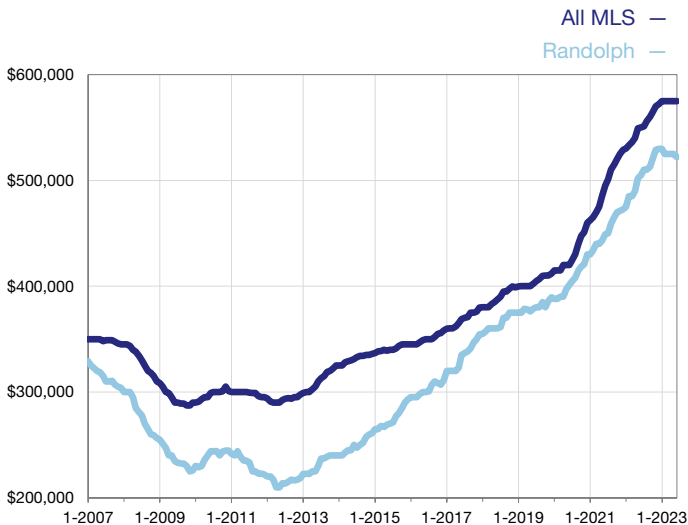
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	6	+ 100.0%	36	33	- 8.3%
Closed Sales	10	10	0.0%	39	34	- 12.8%
Median Sales Price*	\$438,000	\$440,000	+ 0.5%	\$337,500	\$369,500	+ 9.5%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	1.3	0.4	- 69.2%	--	--	--
Cumulative Days on Market Until Sale	15	54	+ 260.0%	29	43	+ 48.3%
Percent of Original List Price Received*	107.8%	100.1%	- 7.1%	106.2%	99.2%	- 6.6%
New Listings	4	7	+ 75.0%	41	28	- 31.7%

* 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

