

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Randolph

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	17	- 5.6%	143	98	- 31.5%
Closed Sales	26	3	- 88.5%	143	84	- 41.3%
Median Sales Price*	\$508,750	<b>\$565,000</b>	+ 11.1%	\$530,000	<b>\$517,500</b>	- 2.4%
Inventory of Homes for Sale	33	8	- 75.8%	--	--	--
Months Supply of Inventory	1.5	0.5	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	18	31	+ 72.2%	21	43	+ 104.8%
Percent of Original List Price Received*	104.0%	<b>104.2%</b>	+ 0.2%	104.5%	<b>100.5%</b>	- 3.8%
New Listings	14	15	+ 7.1%	181	96	- 47.0%

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

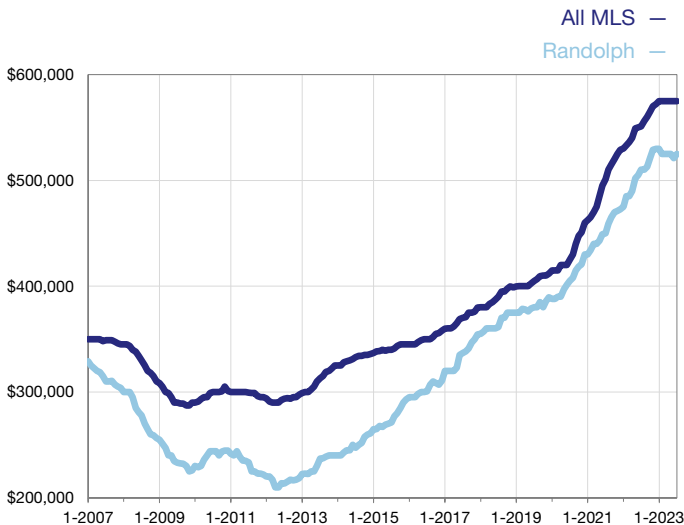
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	10	+ 150.0%	40	39	- 2.5%
Closed Sales	3	3	0.0%	42	38	- 9.5%
Median Sales Price*	\$489,900	<b>\$452,500</b>	- 7.6%	\$347,750	<b>\$387,500</b>	+ 11.4%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	1.1	0.2	- 81.8%	--	--	--
Cumulative Days on Market Until Sale	17	18	+ 5.9%	28	40	+ 42.9%
Percent of Original List Price Received*	105.0%	<b>108.7%</b>	+ 3.5%	106.1%	<b>100.2%</b>	- 5.6%
New Listings	5	6	+ 20.0%	46	34	- 26.1%

\* 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

