

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Randolph

Single-Family Properties

| Key Metrics | August | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 19 | 17 | - 10.5% | 162 | 113 | - 30.2% |
| Closed Sales | 23 | 18 | - 21.7% | 166 | 102 | - 38.6% |
| Median Sales Price* | \$500,000 | \$588,500 | + 17.7% | \$529,500 | \$525,000 | - 0.8% |
| Inventory of Homes for Sale | 36 | 11 | - 69.4% | -- | -- | -- |
| Months Supply of Inventory | 1.7 | 0.7 | - 58.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 27 | 27 | 0.0% | 22 | 40 | + 81.8% |
| Percent of Original List Price Received* | 101.4% | 103.4% | + 2.0% | 104.1% | 101.0% | - 3.0% |
| New Listings | 25 | 20 | - 20.0% | 206 | 116 | - 43.7% |

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

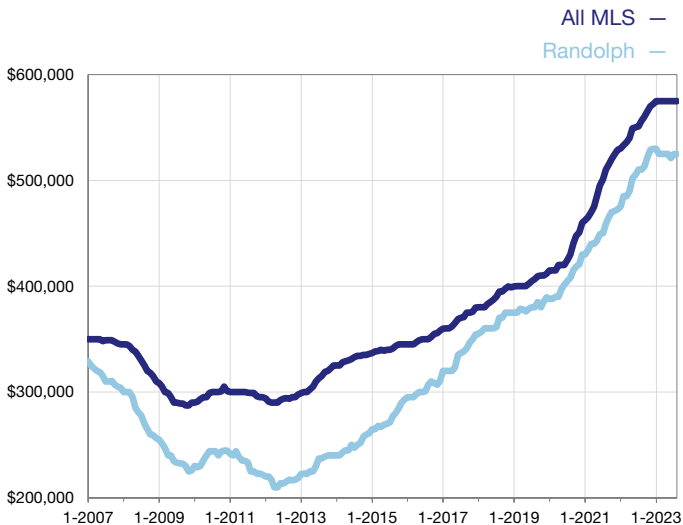
Condominium Properties

| Key Metrics | August | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 3 | 5 | + 66.7% | 43 | 40 | - 7.0% |
| Closed Sales | 5 | 3 | - 40.0% | 47 | 41 | - 12.8% |
| Median Sales Price* | \$305,000 | \$250,000 | - 18.0% | \$337,500 | \$385,000 | + 14.1% |
| Inventory of Homes for Sale | 10 | 3 | - 70.0% | -- | -- | -- |
| Months Supply of Inventory | 1.7 | 0.6 | - 64.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 20 | 23 | + 15.0% | 27 | 39 | + 44.4% |
| Percent of Original List Price Received* | 102.8% | 108.4% | + 5.4% | 105.8% | 100.8% | - 4.7% |
| New Listings | 8 | 2 | - 75.0% | 54 | 36 | - 33.3% |

* 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

