

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Randolph

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	14	- 26.3%	181	122	- 32.6%
Closed Sales	18	10	- 44.4%	184	112	- 39.1%
Median Sales Price*	\$565,000	\$575,000	+ 1.8%	\$530,000	\$525,000	- 0.9%
Inventory of Homes for Sale	42	17	- 59.5%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	31	20	- 35.5%	23	38	+ 65.2%
Percent of Original List Price Received*	105.5%	105.1%	- 0.4%	104.2%	101.4%	- 2.7%
New Listings	29	18	- 37.9%	235	134	- 43.0%

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

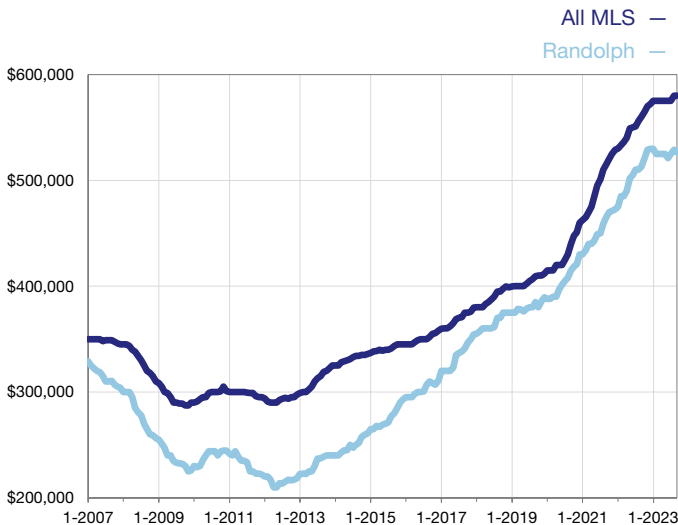
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	8	+ 60.0%	48	47	- 2.1%
Closed Sales	3	3	0.0%	50	44	- 12.0%
Median Sales Price*	\$400,000	\$287,000	- 28.3%	\$347,750	\$349,500	+ 0.5%
Inventory of Homes for Sale	12	2	- 83.3%	--	--	--
Months Supply of Inventory	2.1	0.4	- 81.0%	--	--	--
Cumulative Days on Market Until Sale	36	14	- 61.1%	27	37	+ 37.0%
Percent of Original List Price Received*	103.6%	105.9%	+ 2.2%	105.6%	101.1%	- 4.3%
New Listings	7	6	- 14.3%	61	42	- 31.1%

* 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

