

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Randolph

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	13	- 27.8%	199	135	- 32.2%
Closed Sales	22	20	- 9.1%	206	132	- 35.9%
Median Sales Price*	\$539,500	<b>\$545,500</b>	+ 1.1%	\$530,000	<b>\$525,000</b>	- 0.9%
Inventory of Homes for Sale	45	18	- 60.0%	--	--	--
Months Supply of Inventory	2.2	1.3	- 40.9%	--	--	--
Cumulative Days on Market Until Sale	26	34	+ 30.8%	23	37	+ 60.9%
Percent of Original List Price Received*	99.3%	<b>102.9%</b>	+ 3.6%	103.7%	<b>101.6%</b>	- 2.0%
New Listings	23	16	- 30.4%	258	150	- 41.9%

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

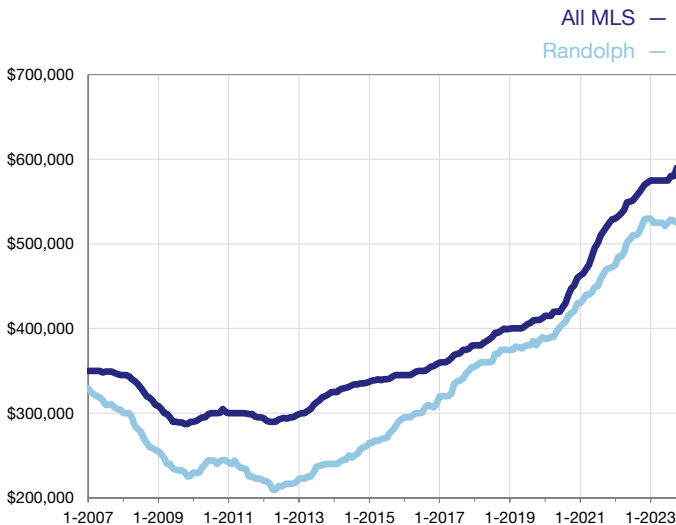
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	2	- 60.0%	53	49	- 7.5%
Closed Sales	3	4	+ 33.3%	53	49	- 7.5%
Median Sales Price*	\$485,000	<b>\$377,500</b>	- 22.2%	\$358,000	<b>\$345,000</b>	- 3.6%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	1.5	0.4	- 73.3%	--	--	--
Cumulative Days on Market Until Sale	14	18	+ 28.6%	27	35	+ 29.6%
Percent of Original List Price Received*	102.3%	<b>103.2%</b>	+ 0.9%	105.4%	<b>101.4%</b>	- 3.8%
New Listings	2	3	+ 50.0%	63	45	- 28.6%

\* 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

