

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Randolph

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	18	+ 12.5%	215	150	- 30.2%
Closed Sales	17	11	- 35.3%	223	143	- 35.9%
Median Sales Price*	\$550,000	<b>\$525,000</b>	- 4.5%	\$535,000	<b>\$525,000</b>	- 1.9%
Inventory of Homes for Sale	41	16	- 61.0%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	23	25	+ 8.7%	23	36	+ 56.5%
Percent of Original List Price Received*	101.2%	100.3%	- 0.9%	103.5%	101.5%	- 1.9%
New Listings	14	16	+ 14.3%	272	165	- 39.3%

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

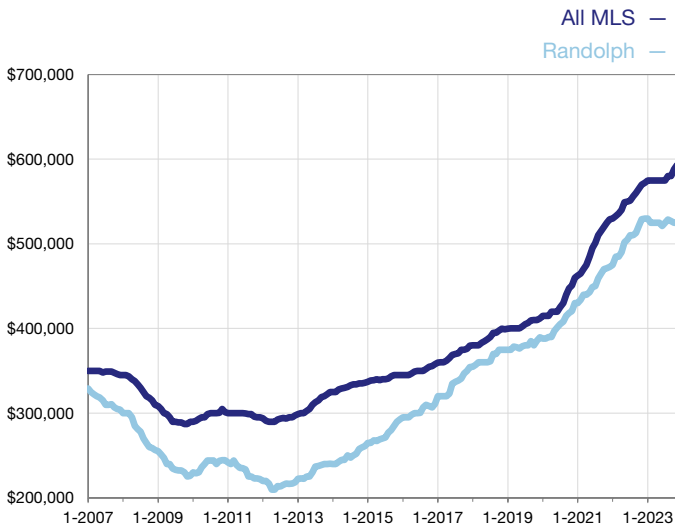
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	55	52	- 5.5%
Closed Sales	6	3	- 50.0%	59	52	- 11.9%
Median Sales Price*	\$379,000	<b>\$230,000</b>	- 39.3%	\$358,000	<b>\$326,816</b>	- 8.7%
Inventory of Homes for Sale	16	2	- 87.5%	--	--	--
Months Supply of Inventory	3.2	0.4	- 87.5%	--	--	--
Cumulative Days on Market Until Sale	37	27	- 27.0%	28	35	+ 25.0%
Percent of Original List Price Received*	101.5%	95.5%	- 5.9%	105.0%	101.1%	- 3.7%
New Listings	10	5	- 50.0%	73	50	- 31.5%

\* 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

