

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Randolph

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	15	+ 25.0%	227	163	- 28.2%
Closed Sales	15	16	+ 6.7%	238	159	- 33.2%
Median Sales Price*	\$485,000	\$473,500	- 2.4%	\$530,000	\$520,000	- 1.9%
Inventory of Homes for Sale	30	17	- 43.3%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	24	25	+ 4.2%	23	35	+ 52.2%
Percent of Original List Price Received*	98.5%	103.5%	+ 5.1%	103.2%	101.7%	- 1.5%
New Listings	8	17	+ 112.5%	280	180	- 35.7%

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

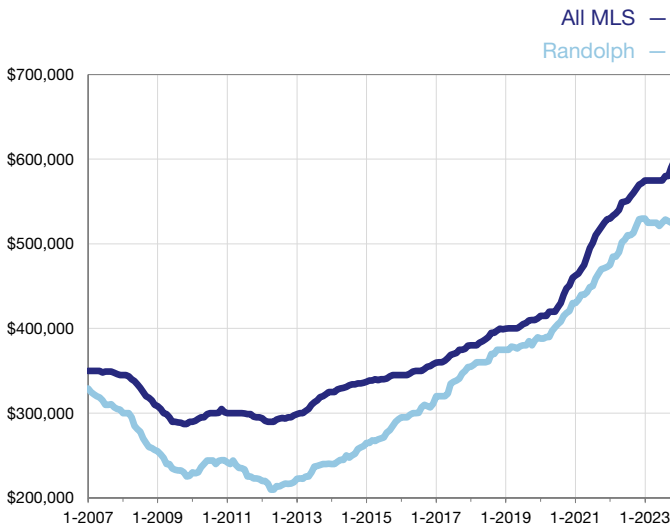
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	2	- 77.8%	64	53	- 17.2%
Closed Sales	5	2	- 60.0%	64	53	- 17.2%
Median Sales Price*	\$400,000	\$248,500	- 37.9%	\$376,250	\$315,000	- 16.3%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	1.7	0.5	- 70.6%	--	--	--
Cumulative Days on Market Until Sale	40	37	- 7.5%	29	34	+ 17.2%
Percent of Original List Price Received*	100.5%	96.2%	- 4.3%	104.7%	101.2%	- 3.3%
New Listings	2	1	- 50.0%	75	51	- 32.0%

* 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

