

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Randolph

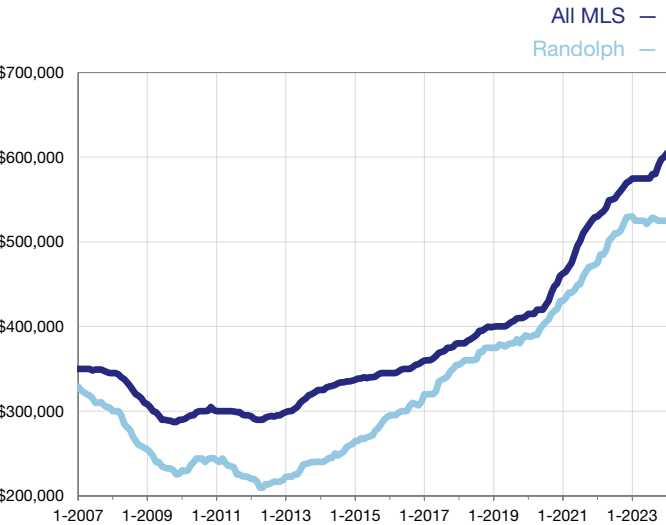
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	19	+ 58.3%	12	19	+ 58.3%
Closed Sales	14	13	- 7.1%	14	13	- 7.1%
Median Sales Price*	\$507,500	\$500,000	- 1.5%	\$507,500	\$500,000	- 1.5%
Inventory of Homes for Sale	26	13	- 50.0%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	57	28	- 50.9%	57	28	- 50.9%
Percent of Original List Price Received*	96.5%	102.8%	+ 6.5%	96.5%	102.8%	+ 6.5%
New Listings	11	12	+ 9.1%	11	12	+ 9.1%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	4	- 20.0%	5	4	- 20.0%
Closed Sales	5	5	0.0%	5	5	0.0%
Median Sales Price*	\$286,000	\$580,000	+ 102.8%	\$286,000	\$580,000	+ 102.8%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	54	22	- 59.3%	54	22	- 59.3%
Percent of Original List Price Received*	94.4%	103.8%	+ 10.0%	94.4%	103.8%	+ 10.0%
New Listings	0	3	--	0	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

