

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Randolph

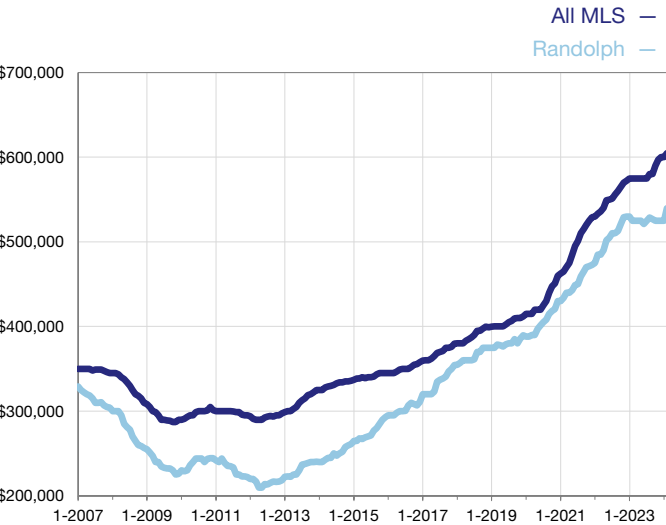
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	18	19	+ 5.6%	30	35	+ 16.7%
Closed Sales	10	13	+ 30.0%	24	26	+ 8.3%
Median Sales Price*	\$461,250	\$525,000	+ 13.8%	\$497,450	\$525,000	+ 5.5%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	35	31	- 11.4%	48	29	- 39.6%
Percent of Original List Price Received*	93.1%	101.2%	+ 8.7%	95.1%	102.0%	+ 7.3%
New Listings	9	18	+ 100.0%	20	30	+ 50.0%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	6	6	0.0%
Closed Sales	7	4	- 42.9%	12	9	- 25.0%
Median Sales Price*	\$354,000	\$340,500	- 3.8%	\$320,000	\$430,000	+ 34.4%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	47	14	- 70.2%	50	18	- 64.0%
Percent of Original List Price Received*	97.8%	104.9%	+ 7.3%	96.4%	104.3%	+ 8.2%
New Listings	6	5	- 16.7%	6	8	+ 33.3%

* 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

