

Randolph

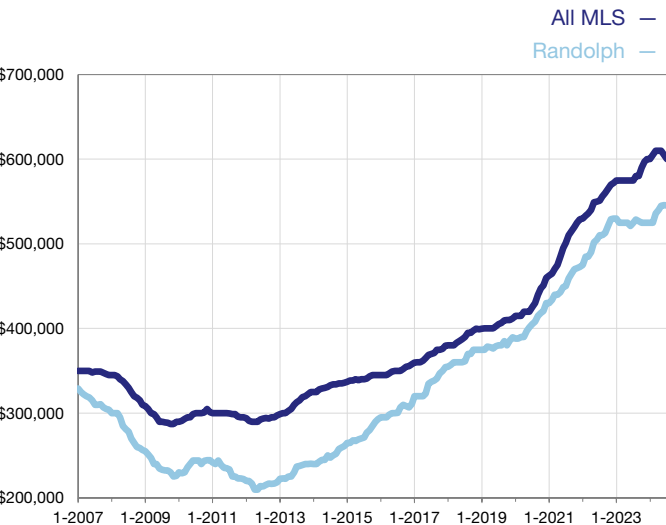
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	14	19	+ 35.7%	93	121	+ 30.1%
Closed Sales	3	19	+ 533.3%	84	111	+ 32.1%
Median Sales Price*	\$565,000	\$585,000	+ 3.5%	\$517,500	\$575,000	+ 11.1%
Inventory of Homes for Sale	15	15	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	31	20	- 35.5%	43	25	- 41.9%
Percent of Original List Price Received*	104.2%	105.7%	+ 1.4%	100.5%	103.8%	+ 3.3%
New Listings	15	17	+ 13.3%	95	128	+ 34.7%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	7	+ 16.7%	35	37	+ 5.7%
Closed Sales	3	4	+ 33.3%	38	33	- 13.2%
Median Sales Price*	\$452,500	\$407,750	- 9.9%	\$387,500	\$351,000	- 9.4%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	18	14	- 22.2%	40	18	- 55.0%
Percent of Original List Price Received*	108.7%	103.1%	- 5.2%	100.2%	104.2%	+ 4.0%
New Listings	6	7	+ 16.7%	34	41	+ 20.6%

* 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

