

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Randolph

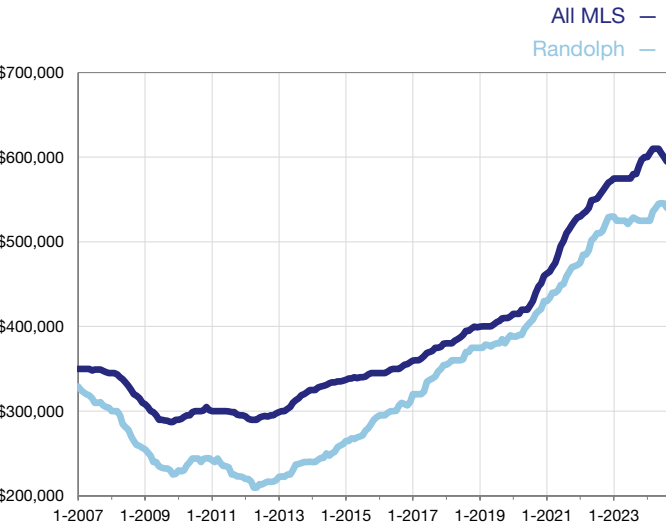
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	17	+ 70.0%	103	134	+ 30.1%
Closed Sales	18	14	- 22.2%	102	125	+ 22.5%
Median Sales Price*	\$588,500	\$577,500	- 1.9%	\$525,000	\$575,000	+ 9.5%
Inventory of Homes for Sale	23	12	- 47.8%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	27	24	- 11.1%	40	25	- 37.5%
Percent of Original List Price Received*	103.4%	100.3%	- 3.0%	101.0%	103.4%	+ 2.4%
New Listings	19	12	- 36.8%	114	139	+ 21.9%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	8	+ 100.0%	39	44	+ 12.8%
Closed Sales	3	8	+ 166.7%	41	41	0.0%
Median Sales Price*	\$250,000	\$462,950	+ 85.2%	\$385,000	\$351,000	- 8.8%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	23	18	- 21.7%	39	18	- 53.8%
Percent of Original List Price Received*	108.4%	103.5%	- 4.5%	100.8%	104.1%	+ 3.3%
New Listings	2	6	+ 200.0%	36	47	+ 30.6%

* 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

