

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Randolph

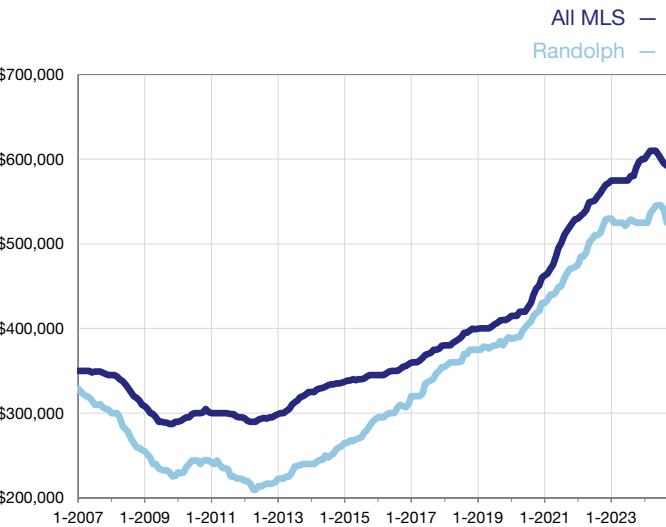
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	13	17	+ 30.8%	116	148	+ 27.6%
Closed Sales	10	15	+ 50.0%	112	140	+ 25.0%
Median Sales Price*	\$575,000	\$555,000	- 3.5%	\$525,000	\$569,450	+ 8.5%
Inventory of Homes for Sale	26	13	- 50.0%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.9%	--	--	--
Cumulative Days on Market Until Sale	20	31	+ 55.0%	38	26	- 31.6%
Percent of Original List Price Received*	105.1%	101.1%	- 3.8%	101.4%	103.2%	+ 1.8%
New Listings	18	16	- 11.1%	132	155	+ 17.4%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	9	+ 28.6%	46	50	+ 8.7%
Closed Sales	4	9	+ 125.0%	45	50	+ 11.1%
Median Sales Price*	\$281,000	\$450,000	+ 60.1%	\$345,000	\$430,000	+ 24.6%
Inventory of Homes for Sale	2	10	+ 400.0%	--	--	--
Months Supply of Inventory	0.4	2.1	+ 425.0%	--	--	--
Cumulative Days on Market Until Sale	12	32	+ 166.7%	37	21	- 43.2%
Percent of Original List Price Received*	105.8%	100.1%	- 5.4%	101.2%	103.3%	+ 2.1%
New Listings	6	12	+ 100.0%	42	60	+ 42.9%

* 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

