

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Randolph

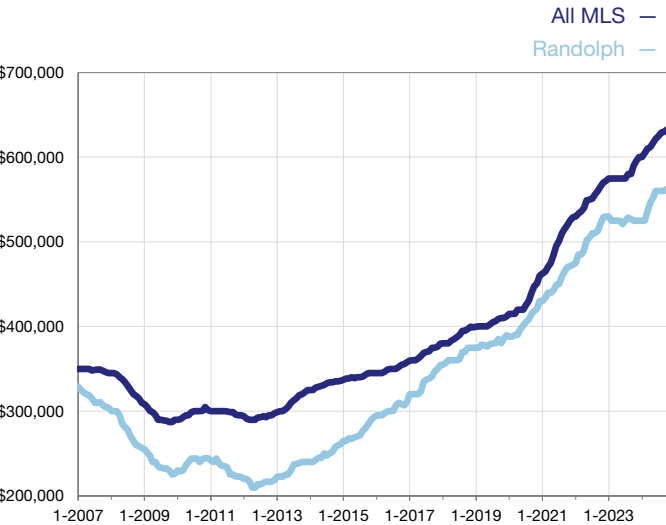
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	12	0.0%	128	158	+ 23.4%
Closed Sales	20	14	- 30.0%	132	155	+ 17.4%
Median Sales Price*	\$545,500	\$570,000	+ 4.5%	\$525,000	\$570,000	+ 8.6%
Inventory of Homes for Sale	26	21	- 19.2%	--	--	--
Months Supply of Inventory	2.0	1.3	- 35.0%	--	--	--
Cumulative Days on Market Until Sale	34	22	- 35.3%	37	25	- 32.4%
Percent of Original List Price Received*	102.9%	102.9%	0.0%	101.6%	103.2%	+ 1.6%
New Listings	16	22	+ 37.5%	148	177	+ 19.6%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	8	+ 300.0%	48	56	+ 16.7%
Closed Sales	4	7	+ 75.0%	49	57	+ 16.3%
Median Sales Price*	\$377,500	\$320,000	- 15.2%	\$345,000	\$430,000	+ 24.6%
Inventory of Homes for Sale	3	9	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	1.8	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	18	26	+ 44.4%	35	21	- 40.0%
Percent of Original List Price Received*	103.2%	101.1%	- 2.0%	101.4%	103.1%	+ 1.7%
New Listings	3	6	+ 100.0%	45	66	+ 46.7%

* 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

