

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Randolph

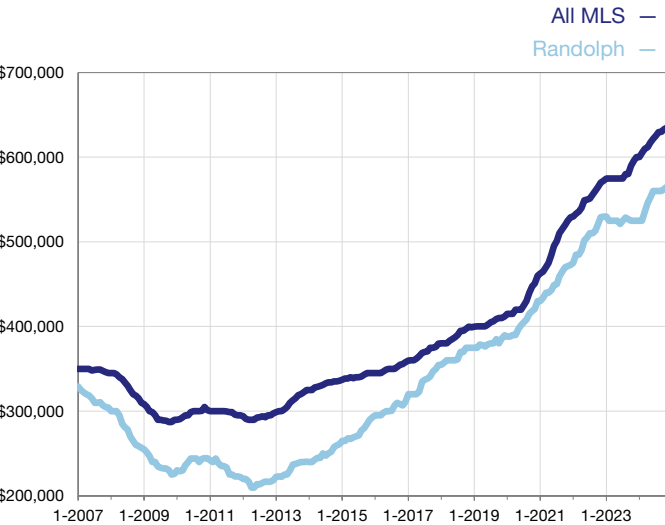
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	19	16	- 15.8%	147	174	+ 18.4%
Closed Sales	12	10	- 16.7%	144	165	+ 14.6%
Median Sales Price*	\$535,355	\$568,000	+ 6.1%	\$525,000	\$570,000	+ 8.6%
Inventory of Homes for Sale	22	14	- 36.4%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	25	18	- 28.0%	36	25	- 30.6%
Percent of Original List Price Received*	99.9%	101.7%	+ 1.8%	101.5%	103.1%	+ 1.6%
New Listings	15	11	- 26.7%	163	188	+ 15.3%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	9	+ 200.0%	51	62	+ 21.6%
Closed Sales	2	4	+ 100.0%	51	61	+ 19.6%
Median Sales Price*	\$256,250	\$464,750	+ 81.4%	\$338,632	\$430,000	+ 27.0%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	15	27	+ 80.0%	34	22	- 35.3%
Percent of Original List Price Received*	100.2%	98.8%	- 1.4%	101.4%	102.8%	+ 1.4%
New Listings	5	5	0.0%	50	71	+ 42.0%

* 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

