

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Randolph

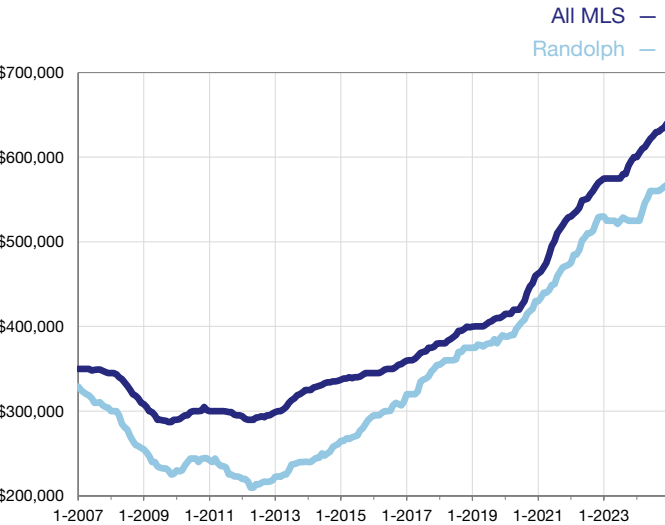
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	15	+ 36.4%	158	184	+ 16.5%
Closed Sales	19	9	- 52.6%	163	174	+ 6.7%
Median Sales Price*	\$480,000	\$466,000	- 2.9%	\$525,000	\$567,450	+ 8.1%
Inventory of Homes for Sale	25	10	- 60.0%	--	--	--
Months Supply of Inventory	1.9	0.7	- 63.2%	--	--	--
Cumulative Days on Market Until Sale	27	29	+ 7.4%	35	25	- 28.6%
Percent of Original List Price Received*	101.7%	102.0%	+ 0.3%	101.5%	103.0%	+ 1.5%
New Listings	17	8	- 52.9%	180	196	+ 8.9%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	6	+ 200.0%	53	66	+ 24.5%
Closed Sales	2	9	+ 350.0%	53	70	+ 32.1%
Median Sales Price*	\$248,500	\$265,000	+ 6.6%	\$315,000	\$425,000	+ 34.9%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	37	55	+ 48.6%	34	26	- 23.5%
Percent of Original List Price Received*	96.2%	94.3%	- 2.0%	101.2%	101.7%	+ 0.5%
New Listings	1	3	+ 200.0%	51	74	+ 45.1%

* 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

