

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Randolph

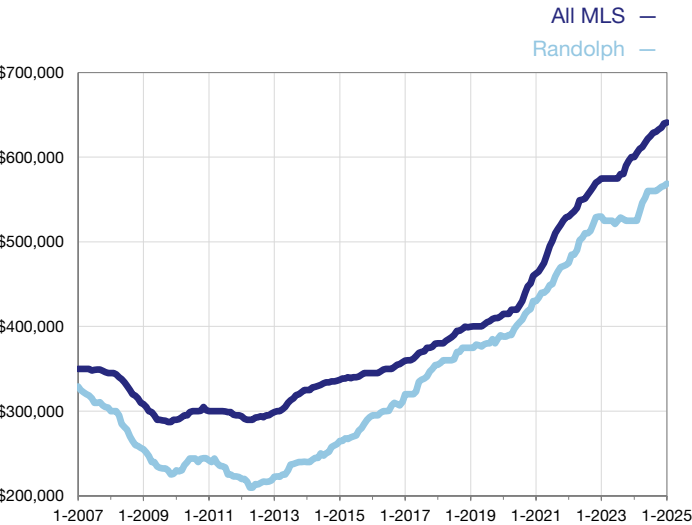
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	16	10	- 37.5%	16	10	- 37.5%
Closed Sales	13	13	0.0%	13	13	0.0%
Median Sales Price*	\$500,000	\$530,000	+ 6.0%	\$500,000	\$530,000	+ 6.0%
Inventory of Homes for Sale	19	11	- 42.1%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	28	43	+ 53.6%	28	43	+ 53.6%
Percent of Original List Price Received*	102.8%	96.9%	- 5.7%	102.8%	96.9%	- 5.7%
New Listings	12	10	- 16.7%	12	10	- 16.7%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	3	2	- 33.3%
Closed Sales	5	3	- 40.0%	5	3	- 40.0%
Median Sales Price*	\$580,000	\$455,000	- 21.6%	\$580,000	\$455,000	- 21.6%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	22	44	+ 100.0%	22	44	+ 100.0%
Percent of Original List Price Received*	103.8%	97.8%	- 5.8%	103.8%	97.8%	- 5.8%
New Listings	3	4	+ 33.3%	3	4	+ 33.3%

* 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

