

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Randolph

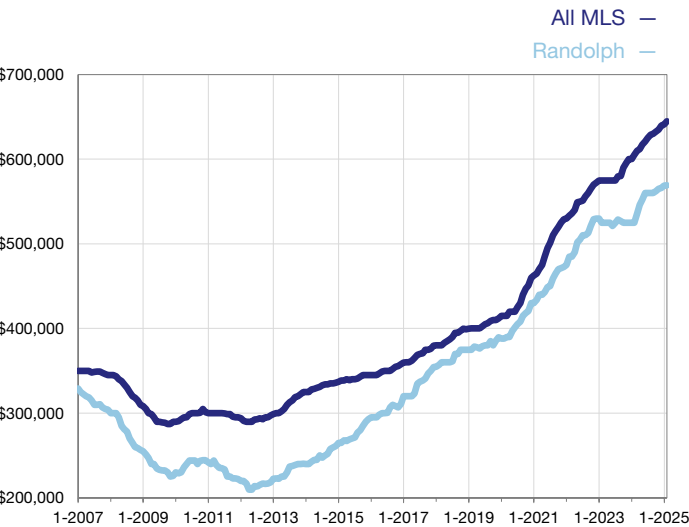
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	17	12	- 29.4%	33	19	- 42.4%
Closed Sales	13	8	- 38.5%	26	21	- 19.2%
Median Sales Price*	\$525,000	\$569,000	+ 8.4%	\$525,000	\$540,000	+ 2.9%
Inventory of Homes for Sale	19	11	- 42.1%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	31	36	+ 16.1%	29	40	+ 37.9%
Percent of Original List Price Received*	101.2%	99.2%	- 2.0%	102.0%	97.8%	- 4.1%
New Listings	18	12	- 33.3%	30	22	- 26.7%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	6	4	- 33.3%
Closed Sales	4	2	- 50.0%	9	5	- 44.4%
Median Sales Price*	\$340,500	\$266,000	- 21.9%	\$430,000	\$285,000	- 33.7%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	14	22	+ 57.1%	18	35	+ 94.4%
Percent of Original List Price Received*	104.9%	93.2%	- 11.2%	104.3%	96.0%	- 8.0%
New Listings	5	4	- 20.0%	8	8	0.0%

* 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

