

# Local Market Update – March 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Randolph

### Single-Family Properties

Key Metrics	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	9	15	+ 66.7%	42	32	- 23.8%
Closed Sales	16	11	- 31.3%	42	32	- 23.8%
Median Sales Price*	\$582,500	<b>\$605,000</b>	+ 3.9%	\$540,000	<b>\$562,000</b>	+ 4.1%
Inventory of Homes for Sale	19	17	- 10.5%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	20	43	+ 115.0%	26	41	+ 57.7%
Percent of Original List Price Received*	103.8%	99.5%	- 4.1%	102.7%	98.4%	- 4.2%
New Listings	10	21	+ 110.0%	40	42	+ 5.0%

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

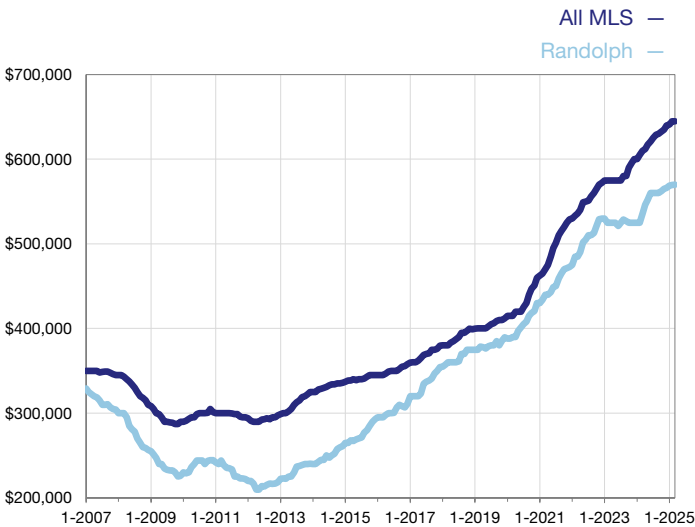
### Condominium Properties

Key Metrics	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	8	5	- 37.5%	14	9	- 35.7%
Closed Sales	3	2	- 33.3%	12	7	- 41.7%
Median Sales Price*	\$240,000	<b>\$342,500</b>	+ 42.7%	\$390,500	<b>\$285,000</b>	- 27.0%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.7	0.4	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	20	29	+ 45.0%	19	33	+ 73.7%
Percent of Original List Price Received*	103.0%	95.9%	- 6.9%	104.0%	95.9%	- 7.8%
New Listings	8	5	- 37.5%	16	13	- 18.8%

\* 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

