

Local Market Update – July 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Randolph

Single-Family Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	17	27	+ 58.8%	117	105	- 10.3%
Closed Sales	19	16	- 15.8%	111	91	- 18.0%
Median Sales Price*	\$585,000	\$572,500	- 2.1%	\$575,000	\$580,000	+ 0.9%
Inventory of Homes for Sale	19	26	+ 36.8%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 46.2%	--	--	--
Cumulative Days on Market Until Sale	20	18	- 10.0%	25	28	+ 12.0%
Percent of Original List Price Received*	105.7%	101.6%	- 3.9%	103.8%	101.8%	- 1.9%
New Listings	16	26	+ 62.5%	126	132	+ 4.8%

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

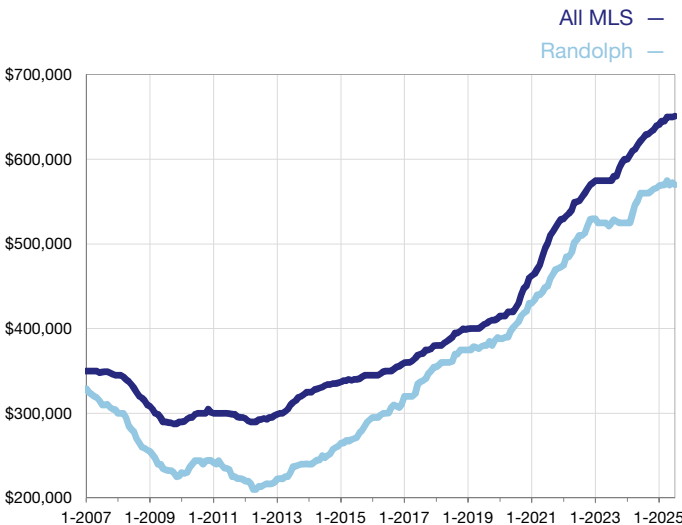
Condominium Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	7	2	- 71.4%	36	17	- 52.8%
Closed Sales	4	0	- 100.0%	33	18	- 45.5%
Median Sales Price*	\$407,750	\$0	- 100.0%	\$351,000	\$333,000	- 5.1%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	1.3	2.3	+ 76.9%	--	--	--
Cumulative Days on Market Until Sale	14	0	- 100.0%	18	30	+ 66.7%
Percent of Original List Price Received*	103.1%	0.0%	- 100.0%	104.2%	100.3%	- 3.7%
New Listings	7	7	0.0%	42	28	- 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

