

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Randolph

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	14	18	+ 28.6%	180	187	+ 3.9%
Closed Sales	10	16	+ 60.0%	175	183	+ 4.6%
Median Sales Price*	\$494,250	\$606,000	+ 22.6%	\$566,000	\$595,000	+ 5.1%
Inventory of Homes for Sale	15	18	+ 20.0%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	29	48	+ 65.5%	25	30	+ 20.0%
Percent of Original List Price Received*	102.0%	97.5%	- 4.4%	103.0%	100.8%	- 2.1%
New Listings	8	11	+ 37.5%	196	225	+ 14.8%

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

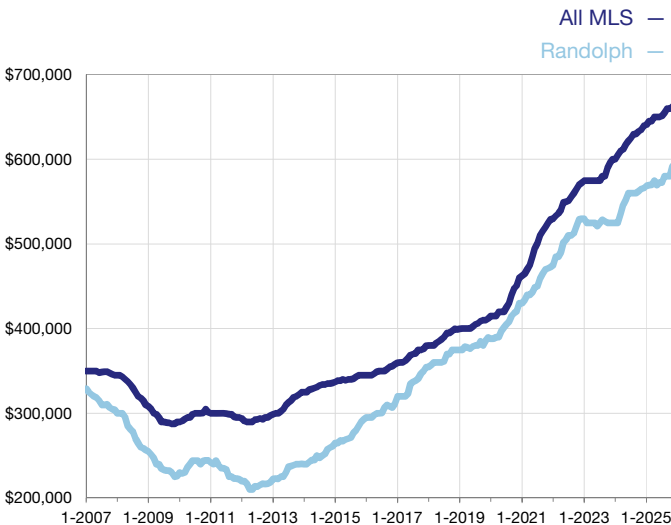
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	3	- 50.0%	66	37	- 43.9%
Closed Sales	9	5	- 44.4%	70	40	- 42.9%
Median Sales Price*	\$265,000	\$325,000	+ 22.6%	\$425,000	\$368,000	- 13.4%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	1.1	2.9	+ 163.6%	--	--	--
Cumulative Days on Market Until Sale	55	62	+ 12.7%	26	33	+ 26.9%
Percent of Original List Price Received*	94.3%	98.5%	+ 4.5%	101.7%	99.9%	- 1.8%
New Listings	3	2	- 33.3%	74	62	- 16.2%

\* 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

