

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Randolph

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	10	11	+ 10.0%	17	19	+ 11.8%
Closed Sales	8	10	+ 25.0%	21	22	+ 4.8%
Median Sales Price*	\$569,000	<b>\$527,500</b>	- 7.3%	\$540,000	<b>\$550,000</b>	+ 1.9%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	36	33	- 8.3%	40	39	- 2.5%
Percent of Original List Price Received*	99.2%	98.0%	- 1.2%	97.8%	98.1%	+ 0.3%
New Listings	10	8	- 20.0%	20	17	- 15.0%

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

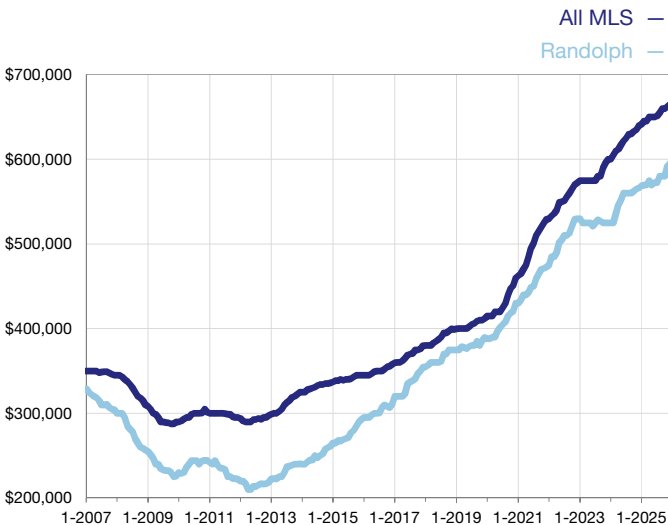
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	7	+ 250.0%	4	13	+ 225.0%
Closed Sales	2	3	+ 50.0%	5	4	- 20.0%
Median Sales Price*	\$266,000	<b>\$540,000</b>	+ 103.0%	\$285,000	<b>\$410,000</b>	+ 43.9%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--
Cumulative Days on Market Until Sale	22	53	+ 140.9%	35	45	+ 28.6%
Percent of Original List Price Received*	93.2%	99.9%	+ 7.2%	96.0%	99.9%	+ 4.1%
New Listings	4	3	- 25.0%	8	13	+ 62.5%

\* 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

