

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Randolph

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	10	16	+ 60.0%	27	33	+ 22.2%
Closed Sales	13	9	- 30.8%	34	32	- 5.9%
Median Sales Price*	\$599,000	\$595,000	- 0.7%	\$549,000	\$567,500	+ 3.4%
Inventory of Homes for Sale	25	14	- 44.0%	--	--	--
Months Supply of Inventory	1.8	0.9	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	38	91	+ 139.5%	39	56	+ 43.6%
Percent of Original List Price Received*	100.1%	98.5%	- 1.6%	98.7%	98.1%	- 0.6%
New Listings	20	17	- 15.0%	40	34	- 15.0%

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

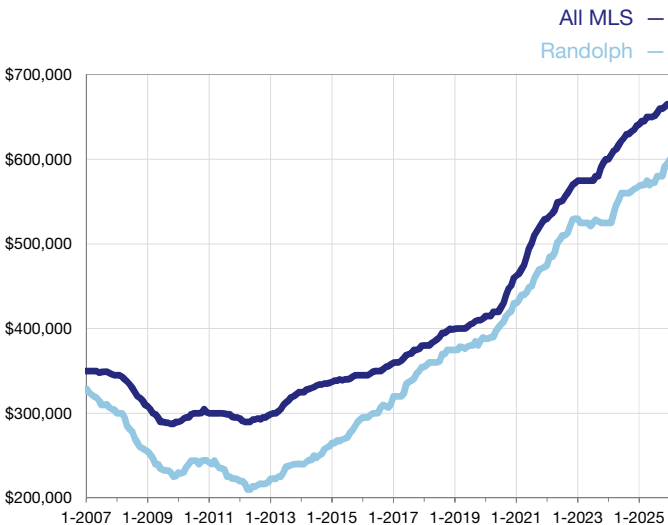
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	8	+ 100.0%	8	20	+ 150.0%
Closed Sales	2	4	+ 100.0%	7	8	+ 14.3%
Median Sales Price*	\$342,500	\$485,000	+ 41.6%	\$285,000	\$485,000	+ 70.2%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	1.0	2.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	29	24	- 17.2%	33	34	+ 3.0%
Percent of Original List Price Received*	95.9%	100.6%	+ 4.9%	95.9%	100.3%	+ 4.6%
New Listings	4	9	+ 125.0%	12	21	+ 75.0%

* 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

