

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Randolph

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	20	21	+ 5.0%	47	49	+ 4.3%
Closed Sales	11	10	- 9.1%	45	42	- 6.7%
Median Sales Price*	\$616,000	<b>\$625,000</b>	+ 1.5%	\$580,000	<b>\$582,500</b>	+ 0.4%
Inventory of Homes for Sale	18	22	+ 22.2%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	23	57	+ 147.8%	35	56	+ 60.0%
Percent of Original List Price Received*	102.8%	<b>101.0%</b>	- 1.8%	99.7%	<b>98.7%</b>	- 1.0%
New Listings	14	29	+ 107.1%	54	62	+ 14.8%

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

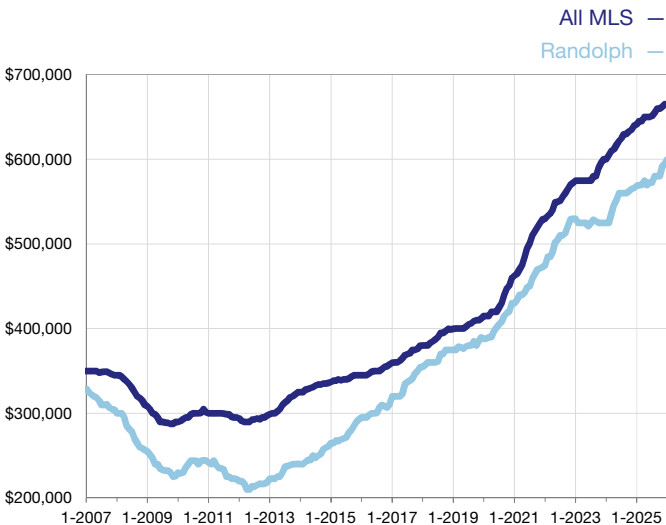
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	6	+ 100.0%	11	23	+ 109.1%
Closed Sales	3	8	+ 166.7%	10	16	+ 60.0%
Median Sales Price*	\$385,000	<b>\$450,000</b>	+ 16.9%	\$368,000	<b>\$462,450</b>	+ 25.7%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	0.6	1.8	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	52	69	+ 32.7%	39	52	+ 33.3%
Percent of Original List Price Received*	102.8%	<b>97.1%</b>	- 5.5%	98.0%	<b>98.7%</b>	+ 0.7%
New Listings	2	3	+ 50.0%	14	24	+ 71.4%

\* 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

