

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Randolph

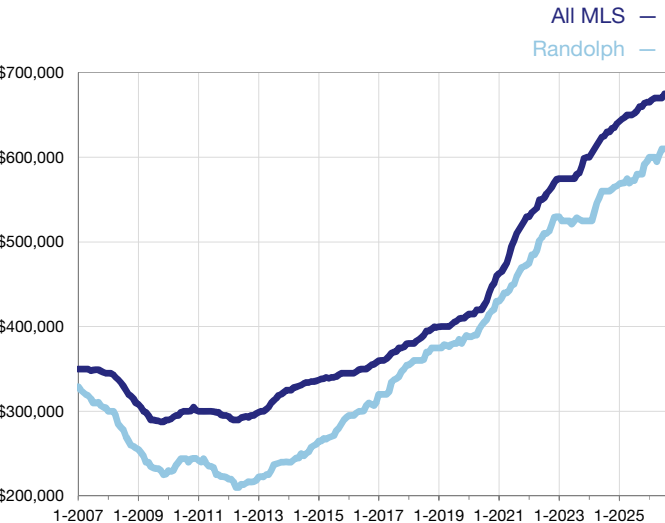
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	24	28	+ 16.7%	120	128	+ 6.7%
Closed Sales	23	19	- 17.4%	115	118	+ 2.6%
Median Sales Price*	\$610,000	\$625,000	+ 2.5%	\$592,000	\$609,000	+ 2.9%
Inventory of Homes for Sale	36	25	- 30.6%	--	--	--
Months Supply of Inventory	2.5	1.5	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	28	40	+ 42.9%	28	41	+ 46.4%
Percent of Original List Price Received*	102.3%	97.4%	- 4.8%	101.9%	100.3%	- 1.6%
New Listings	24	14	- 41.7%	155	160	+ 3.2%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	4	- 33.3%	22	46	+ 109.1%
Closed Sales	5	7	+ 40.0%	23	42	+ 82.6%
Median Sales Price*	\$485,000	\$450,000	- 7.2%	\$415,000	\$462,450	+ 11.4%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	3.6	2.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	20	34	+ 70.0%	28	39	+ 39.3%
Percent of Original List Price Received*	101.3%	98.5%	- 2.8%	100.5%	99.6%	- 0.9%
New Listings	10	3	- 70.0%	38	57	+ 50.0%

* 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

