

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Randolph

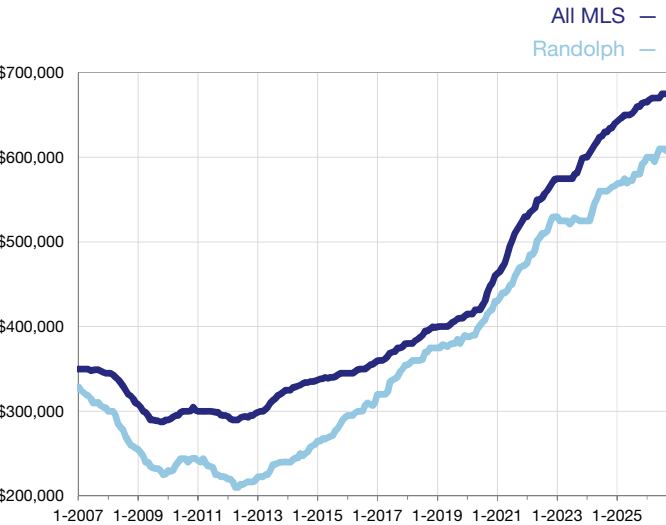
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	17	17	0.0%	137	142	+ 3.6%
Closed Sales	20	22	+ 10.0%	135	140	+ 3.7%
Median Sales Price*	\$625,000	\$605,000	- 3.2%	\$595,000	\$607,500	+ 2.1%
Inventory of Homes for Sale	42	33	- 21.4%	--	--	--
Months Supply of Inventory	2.9	2.1	- 27.6%	--	--	--
Cumulative Days on Market Until Sale	28	52	+ 85.7%	28	43	+ 53.6%
Percent of Original List Price Received*	99.3%	97.7%	- 1.6%	101.5%	99.9%	- 1.6%
New Listings	25	24	- 4.0%	180	184	+ 2.2%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	4	- 33.3%	28	50	+ 78.6%
Closed Sales	7	2	- 71.4%	30	44	+ 46.7%
Median Sales Price*	\$275,000	\$387,500	+ 40.9%	\$400,000	\$457,500	+ 14.4%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--
Months Supply of Inventory	3.4	2.1	- 38.2%	--	--	--
Cumulative Days on Market Until Sale	40	34	- 15.0%	30	39	+ 30.0%
Percent of Original List Price Received*	98.6%	103.8%	+ 5.3%	100.1%	99.8%	- 0.3%
New Listings	6	7	+ 16.7%	44	63	+ 43.2%

* 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

