# Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

# Randolph

## Single-Family Properties

| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 16 | **11** | - 31.3% | 153 | **152** | - 0.7% |
| Closed Sales | 17 | **13** | - 23.5% | 152 | **154** | + 1.3% |
| Median Sales Price* | $550,000 | **$550,000** | 0.0% | $591,500 | **$605,500** | + 2.4% |
| Inventory of Homes for Sale | 42 | **37** | - 11.9% | -- | -- | -- |
| Months Supply of Inventory | 2.8 | **2.4** | - 14.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 34 | **32** | - 5.9% | 29 | **43** | + 48.3% |
| Percent of Original List Price Received* | 98.1% | **99.3%** | + 1.2% | 101.1% | **99.7%** | - 1.4% |
| New Listings | 19 | **17** | - 10.5% | 199 | **201** | + 1.0% |

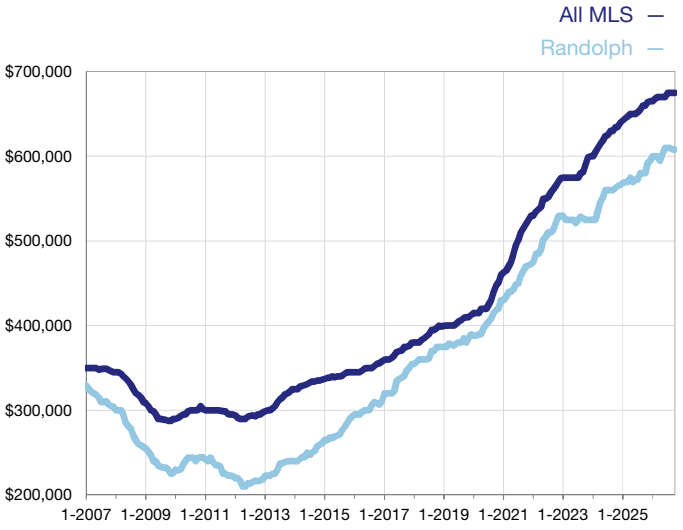
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Condominium Properties

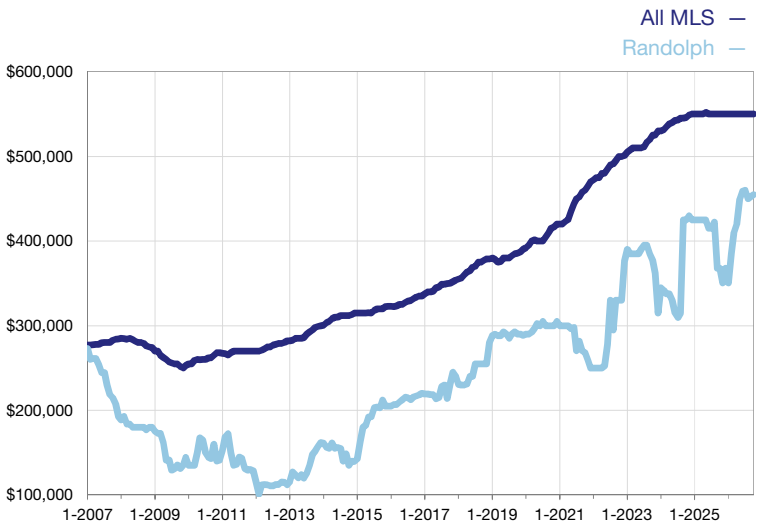
| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 3 | **5** | + 66.7% | 31 | **52** | + 67.7% |
| Closed Sales | 3 | **5** | + 66.7% | 33 | **49** | + 48.5% |
| Median Sales Price* | $335,000 | **$465,000** | + 38.8% | $385,000 | **$460,000** | + 19.5% |
| Inventory of Homes for Sale | 15 | **12** | - 20.0% | -- | -- | -- |
| Months Supply of Inventory | 4.0 | **2.5** | - 37.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 21 | **31** | + 47.6% | 30 | **38** | + 26.7% |
| Percent of Original List Price Received* | 100.7% | **98.7%** | - 2.0% | 100.1% | **99.7%** | - 0.4% |
| New Listings | 6 | **9** | + 50.0% | 50 | **72** | + 44.0% |

* 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




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