

Randolph

February 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	36 Arrowgate Drive	TwnEndUn	3	2.1	118	\$525,000	\$499,000	\$519,000	104.01%	\$358,600	1.45
2	17 Richter Street	Ranch	4	3.0	10	\$489,900	\$489,900	\$525,000	107.16%	\$559,200	0.94
3	130 Dover Chester Road	Custom	4	2.0	62	\$598,000	\$549,000	\$550,000	100.18%	Renovated	
4	1 Stone Hill Road	SplitLev	3	2.0	15	\$575,000	\$575,000	\$640,000	111.30%	\$334,300	1.91
5	10 Lawrence Road	Colonial	6	4.0	108	\$700,000	\$700,000	\$675,000	96.43%	\$732,200	0.92
6	46 Oak Lane	Colonial	4	2.1	33	\$699,000	\$649,000	\$675,000	104.01%	\$419,000	1.61
7	66 Brookside Road	RanchRas	4	3.0	42	\$699,000	\$649,000	\$687,000	105.86%	\$415,800	1.65
8	39 Springhill Road	Colonial	4	2.1	64	\$749,888	\$749,888	\$700,000	93.35%	\$515,900	1.36
9	31 Ridge Road	Colonial	4	2.1	14	\$640,000	\$640,000	\$705,000	110.16%	\$399,200	1.77
10	20 Brompton Place	TwnIntUn	2	3.1	12	\$675,000	\$675,000	\$730,000	108.15%	\$463,800	1.57
11	17 Jay Drive	Colonial	4	2.1	100	\$800,000	\$764,500	\$733,000	95.88%	\$515,900	1.42
12	21 Wilkinson Road	Colonial	4	2.1	23	\$719,000	\$719,000	\$838,000	116.55%	\$527,300	1.59
13	17 Bonnell Lane	Colonial	4	2.2	9	\$800,000	\$800,000	\$855,000	106.88%	\$525,900	1.63
14	11 Chidester Road	Colonial	4	2.1	27	\$900,000	\$900,000	\$925,000	102.78%	\$559,800	1.65
15	61 Barbara Drive	Colonial	5	2.2	17	\$1,100,000	\$1,100,000	\$1,310,000	119.09%	\$763,000	1.72
AVERAGE					44	\$711,319	\$697,286	\$737,800	105.45%		1.51

"Active" Listings in Randolph

Number of Units: 17
 Average List Price: \$723,065
 Average Days on Market: 27

"Under Contract" Listings in Randolph

Number of Units: 21
 Average List Price: \$887,406
 Average Days on Market: 34

Randolph 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	26	44											37
List Price	\$759,790	\$697,286											\$722,288
Sales Price	\$767,500	\$737,800											\$749,680
SP:LP%	101.35%	105.45%											103.81%
SP to AV	1.53	1.51											1.52
# Units Sold	10	15											25
3 Mo Rate of Ab	0.73	1.35											1.04
Active Listings	12	17											15
Under Contracts	24	21											23

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	35	37	5.48%
Sales Price	\$695,764	\$749,680	7.75%
LP:SP	103.31%	103.81%	0.48%
SP:AV	1.59	1.52	-4.21%

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	19	25	31.58%
Rate of Ab 3 Mo	0.93	1.04	12.43%
Actives	11	15	31.82%
Under Contracts	22	23	4.65%

Randolph Yearly Market Trends

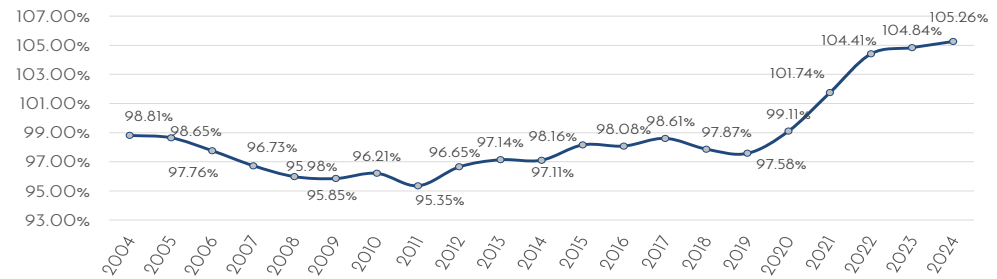
Average List Price vs. Sales Price



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$585K	\$639K	\$676K	\$614K	\$603K	\$533K	\$568K	\$493K	\$507K	\$535K	\$519K	\$510K	\$528K	\$518K	\$548K	\$537K	\$557K	\$609K	\$661K	\$688K	\$781K
SP	\$578K	\$630K	\$664K	\$593K	\$578K	\$510K	\$543K	\$472K	\$491K	\$521K	\$506K	\$499K	\$519K	\$510K	\$537K	\$525K	\$551K	\$619K	\$691K	\$719K	\$817K

Randolph Yearly Market Trends

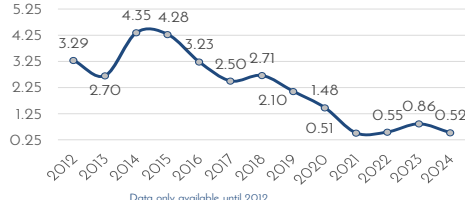
Sales Price to List Price Ratios



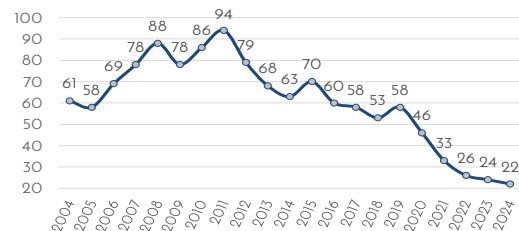
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

