

Randolph

November 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	345 Center Grove Road	CapeCod	3	2.0	8	\$479,000	\$479,000	\$530,000	110.65%	\$271,000	1.96
2	25 Center Grove Road	Colonial	3	2.0	28	\$570,000	\$570,000	\$550,000	96.49%	\$293,800	1.87
3	119 Morris Turnpike	Colonial	4	3.0	14	\$575,000	\$575,000	\$600,000	104.35%	\$367,300	1.63
4	134 Munson Street	Custom	3	3.0	77	\$675,000	\$599,900	\$610,000	101.68%	\$392,400	1.55
5	35 Woodmont Drive	TwnIntUn	3	3.1	57	\$620,000	\$620,000	\$615,000	99.19%	\$388,700	1.58
6	19 Ridgewood Drive	TwnIntUn	3	3.1	5	\$619,900	\$619,900	\$620,000	100.02%	\$362,500	1.71
7	9 Sorman Terrace	CapeCod	3	2.0	7	\$589,900	\$589,900	\$625,000	105.95%	Renovated	
8	82 Mountainside Drive	Ranch	5	3.0	96	\$689,000	\$624,900	\$633,000	101.30%	\$404,100	1.57
9	16 Seneca Trail	Bi-Level	4	2.1	12	\$659,000	\$659,000	\$692,000	105.01%	\$378,400	1.83
10	335 S Morris Street	Colonial	4	2.1	8	\$699,000	\$699,000	\$750,000	107.30%	\$384,500	1.95
11	90 Old Brookside Road	Colonial	5	2.1	45	\$759,900	\$759,900	\$765,000	100.67%	\$454,700	1.68
12	56 Albert Court	TwnEndUn	2	3.1	8	\$699,000	\$699,000	\$780,000	111.59%	\$466,600	1.67
13	7 Holly Drive	SplitLev	4	2.1	13	\$900,000	\$900,000	\$935,000	103.89%	\$519,100	1.80
14	34 Wilkeshire Boulevard	Colonial	4	3.0	21	\$1,000,000	\$1,000,000	\$1,065,000	106.50%	\$658,800	1.62
AVERAGE					29	\$681,050	\$671,107	\$697,857	103.90%		1.73

"Active" Listings in Randolph

Number of Units: 20
Average List Price: \$755,825
Average Days on Market: 56

"Under Contract" Listings in Randolph

Number of Units: 26
Average List Price: \$791,937
Average Days on Market: 24

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	13	33	26	32	21	28	30	23	29		28
List Price	\$759,790	\$697,286	\$722,667	\$819,322	\$865,490	\$872,214	\$853,641	\$841,339	\$790,235	\$854,111	\$671,107		\$809,648
Sales Price	\$767,500	\$737,800	\$759,017	\$889,600	\$925,985	\$920,436	\$874,960	\$860,296	\$824,566	\$860,691	\$697,857		\$842,934
SP:LP%	101.35%	105.45%	105.48%	108.60%	107.35%	106.42%	102.66%	102.69%	104.39%	101.06%	103.90%		104.37%
SP to AV	1.53	1.51	1.69	1.74	1.63	1.80	1.73	1.72	1.75	1.69	1.73		1.70
# Units Sold	10	15	9	15	20	22	27	18	31	25	14		206
3 Mo Rate of Ab	0.73	1.35	1.85	1.70	2.00	1.43	1.52	1.72	1.11	1.01	0.86		1.39
Active Listings	12	17	20	20	31	27	37	33	28	24	20		24
Under Contracts	24	21	40	45	46	47	43	49	39	32	26		37

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	22	28	24.09%
Sales Price	\$816,247	\$842,934	3.27%
LP:SP	105.47%	104.37%	-1.05%
SP:AV	1.643	1.697	3.28%

Prominent Properties

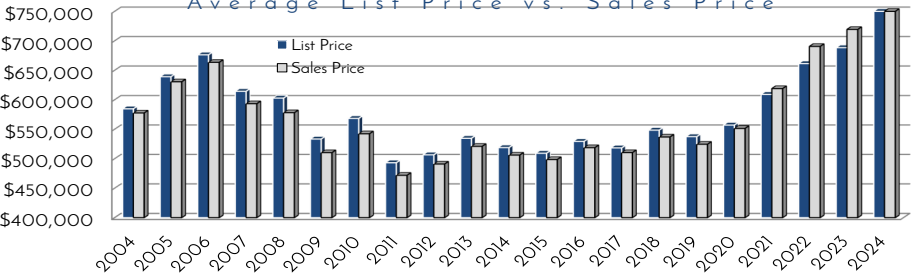
Sotheby's

INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	212	206	-2.83%
Rate of Ab 3 Mo	1.10	1.39	26.83%
Actives	17	24	41.58%
Under Contracts	36	37	3.26%

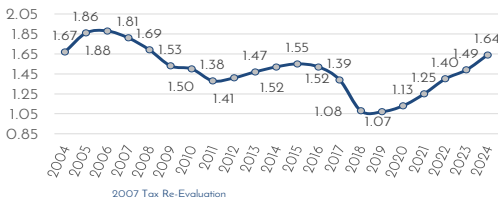
Randolph Yearly Market Trends

Average List Price vs. Sales Price

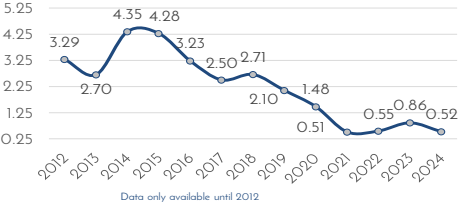


2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
\$585K	\$639K	\$676K	\$614K	\$603K	\$533K	\$568K	\$493K	\$507K	\$535K	\$519K	\$510K	\$528K	\$518K	\$548K	\$537K	\$557K	\$609K	\$661K	\$688K	\$781K
\$578K	\$630K	\$664K	\$593K	\$578K	\$510K	\$543K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

Sales Price to Assessed Value Ratio



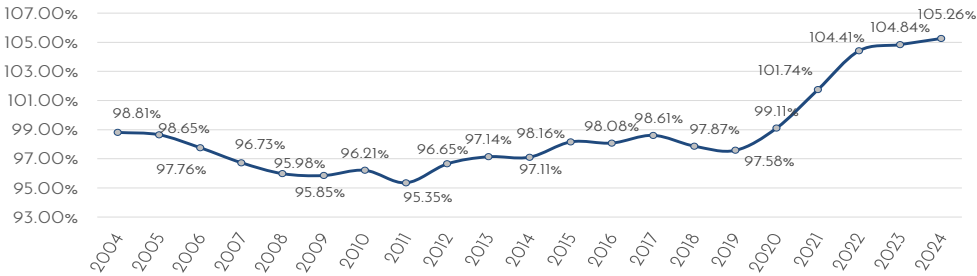
12 Month Rate of Absorption



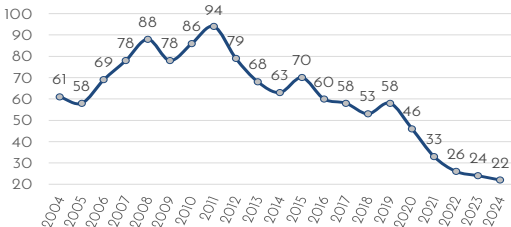
Data only available until 2012

Randolph Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

