

# Randolph

## December 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	712 Wendover Court	TwnIntUn	2	2.1	19	\$499,900	\$499,900	\$500,000	100.02%	Renovated	
2	1547 Sussex Turnpike	Colonial	4	1.1	26	\$529,900	\$529,900	\$515,000	97.19%	\$373,500	1.38
3	8 Nerewood Road	Ranch	4	2.0	36	\$599,000	\$599,000	\$585,000	97.66%	\$364,400	1.61
4	7 Oak Drive	Ranch	3	2.0	10	\$550,000	\$550,000	\$595,000	108.18%	\$357,800	1.66
5	223 W Chrystal Street	Colonial	4	2.1	14	\$587,500	\$587,500	\$615,000	104.68%	\$402,400	1.53
6	20 Cedar Terrace	SplitLev	4	2.1	8	\$649,000	\$649,000	\$650,000	100.15%	\$424,900	1.53
7	56 Randolph Avenue	Colonial	4	2.1	29	\$690,000	\$690,000	\$668,000	96.81%	\$438,300	1.52
8	121 South Road	Custom	3	2.1	29	\$799,999	\$750,000	\$750,000	100.00%	\$508,500	1.47
9	25 Oak Lane	Ranch	4	3.0	8	\$700,000	\$700,000	\$750,000	107.14%	\$468,000	1.60
10	5 Tammy Hill Trail	Bi-Level	4	2.0	15	\$729,000	\$729,000	\$760,000	104.25%	\$455,300	1.67
11	17 Aldebaran Drive	Colonial	4	3.1	9	\$859,000	\$859,000	\$780,000	90.80%	\$572,200	1.36
12	1393 Sussex Turnpike	Colonial	5	3.1	70	\$980,000	\$949,000	\$955,000	100.63%	New	
13	33 E Logan Road	Colonial	4	3.0	14	\$949,000	\$949,000	\$999,999	105.37%	\$625,600	1.60
14	6 Old Coach Road	Colonial	4	2.2	10	\$879,000	\$879,000	\$1,000,000	113.77%	\$619,600	1.61
15	12 Nottingham Way	Colonial	4	4.1	14	\$899,000	\$899,000	\$1,065,000	118.46%	\$703,000	1.51
16	15 Sylvia Place	Colonial	5	3.0	42	\$1,075,000	\$1,075,000	\$1,070,000	99.53%	\$702,200	1.52
17	18 Judy Resnik Drive	Contemp	5	3.2	44	\$1,299,000	\$1,299,000	\$1,250,000	96.23%	Renovated	
18	14 Heather Lane	Colonial	6	4.2	16	\$1,250,000	\$1,250,000	\$1,370,000	109.60%	\$955,000	1.43
AVERAGE					23	\$806,906	\$802,406	\$826,556	102.81%		1.53

### "Active" Listings in Randolph

Number of Units: 8  
 Average List Price: \$820,466  
 Average Days on Market: 31

### "Under Contract" Listings in Randolph

Number of Units: 21  
 Average List Price: \$745,573  
 Average Days on Market: 41

# Randolph 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	36	32	22	12	15	20	29	21	16	35	23	23	22
List Price	\$650,667	\$718,971	\$718,500	\$744,794	\$759,668	\$859,377	\$755,681	\$841,235	\$716,635	\$761,677	\$883,992	\$802,406	\$780,552
Sales Price	\$656,658	\$762,802	\$757,915	\$804,622	\$808,227	\$912,562	\$798,681	\$867,914	\$761,959	\$766,181	\$909,538	\$826,556	\$817,054
SP:LP%	101.31%	106.74%	105.45%	109.02%	106.86%	107.51%	106.96%	103.73%	106.07%	100.58%	103.92%	102.81%	105.26%
SP to AV	1.55	1.65	1.72	1.69	1.69	1.64	1.62	1.59	1.72	1.61	1.63	1.53	1.64
# Units Sold	12	7	13	16	22	26	27	40	23	13	13	18	230
3 Mo Rate of Ab	0.93	0.92	1.19	1.94	1.84	1.17	1.07	0.45	0.86	0.93	0.75	0.67	1.06
Active Listings	12	10	16	23	30	20	22	15	19	15	8	8	17
Under Contracts	20	23	36	47	49	55	51	32	25	29	32	21	35

## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	24	22	-8.40%
Sales Price	\$719,332	\$817,054	13.59%
LP:SP	104.84%	105.26%	0.40%
SP:AV	1.49	1.64	10.06%

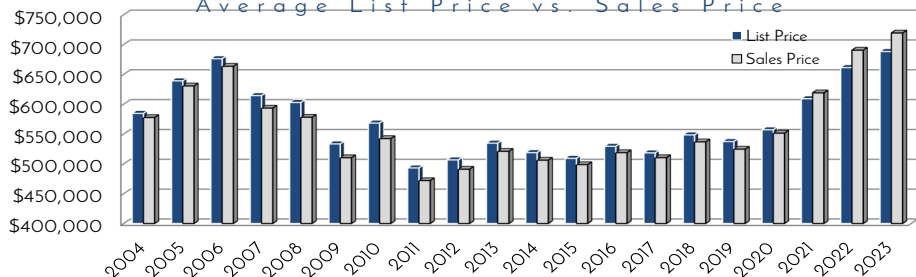
Prominent Properties

**Sotheby's**  
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	221	230	4.07%
Rate of Ab 3 Mo	1.24	1.06	-14.34%
Actives	21	17	-21.43%
Under Contracts	29	35	19.32%

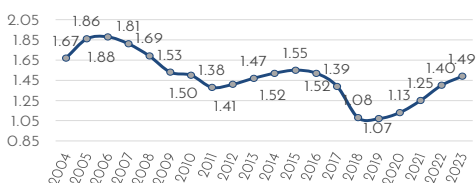
## Randolph Yearly Market Trends

Average List Price vs. Sales Price



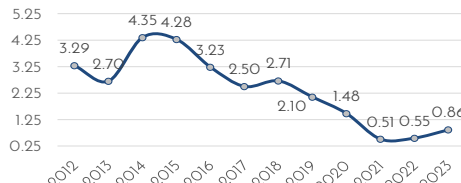
Year	LP	SP
2004	\$584,607	\$577,628
2005	\$639,059	\$630,549
2006	\$676,258	\$663,521
2007	\$614,330	\$593,391
2008	\$602,842	\$583,093
2009	\$533,389	\$510,304
2010	\$568,340	\$543,336
2011	\$493,153	\$471,912
2012	\$506,595	\$490,986
2013	\$534,619	\$521,008
2014	\$518,826	\$506,162
2015	\$509,262	\$498,669
2016	\$528,409	\$518,767
2017	\$518,334	\$510,389
2018	\$548,474	\$536,846
2019	\$537,434	\$524,589
2020	\$557,049	\$551,462
2021	\$609,125	\$619,023
2022	\$661,355	\$690,525
2023	\$688,330	\$719,332

Sales Price to Assessed Value Ratio



2007 Tax Re-Evaluation

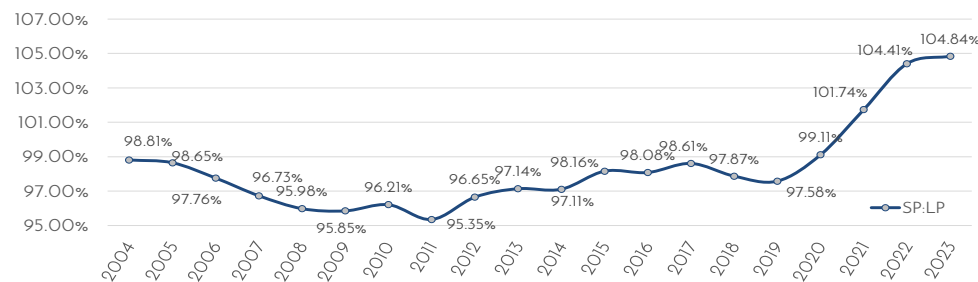
12 Month Rate of Absorption



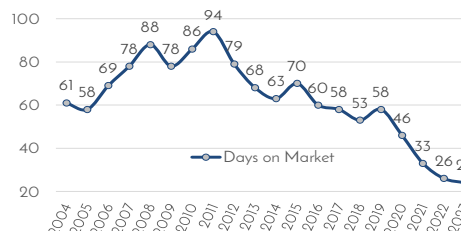
Data only available until 2012

## Randolph Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

