

Randolph

December 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	36 Ridgewood Drive	TwnIntUn	3	2.1	56	\$640,000	\$540,000	\$510,000	94.44%	\$358,600	1.42
2	119 Woodmont Drive	TwnEndUn	2	2.1	24	\$575,000	\$575,000	\$575,000	100.00%	\$369,100	1.56
3	19 Lawrence Road	Colonial	3	3.0	34	\$699,000	\$650,000	\$640,000	98.46%	\$428,600	1.49
4	372 Dover Chester Road	Bi-Level	4	3.0	230	\$701,000	\$675,000	\$650,000	96.30%	\$346,000	1.88
5	6 Alpine Drive	Bi-Level	3	2.1	8	\$599,000	\$599,000	\$655,000	109.35%	\$395,600	1.66
6	1 Dogwood Trail	Colonial	4	2.1	10	\$650,000	\$650,000	\$660,000	101.54%	\$341,500	1.93
7	1 Pamela Drive	Bi-Level	4	2.0	17	\$660,000	\$660,000	\$665,000	100.76%	\$358,900	1.85
8	193 Center Grove Road	CapeCod	4	2.1	38	\$699,900	\$699,900	\$670,000	95.73%	\$409,300	1.64
9	6 Quarry Court	Colonial	4	2.1	11	\$749,000	\$749,000	\$710,000	94.79%	\$557,400	1.27
10	23 Dogwood Trail	SplitLev	4	2.1	16	\$685,000	\$685,000	\$725,000	105.84%	\$400,000	1.81
11	108 Dover Chester Road	Colonial	3	2.1	10	\$674,900	\$674,900	\$730,000	108.16%	Renovated	
12	5 Alpine Drive	SplitLev	3	2.1	1	\$750,000	\$750,000	\$790,000	105.33%	\$423,500	1.87
13	66 Fords Road	Colonial	4	2.1	33	\$799,000	\$750,000	\$804,000	107.20%	\$412,400	1.95
14	20 Longhill Road	Colonial	4	2.1	14	\$695,000	\$695,000	\$817,000	117.55%	\$477,500	1.71
15	16 Dogwood Trail	Custom	5	3.0	19	\$789,000	\$789,000	\$840,000	106.46%	\$464,100	1.81
16	114 Shady Lane	Colonial	4	3.0	7	\$769,900	\$769,900	\$860,000	111.70%	\$472,600	1.82
17	6 Cherry Lane	Colonial	4	3.0	1	\$849,000	\$849,000	\$920,000	108.36%	\$546,900	1.68
18	10 Cambridge Court	Custom	5	5.1	28	\$1,185,000	\$1,185,000	\$1,236,000	104.30%	\$789,900	1.56
19	2 Wexford Court	Colonial	4	3.0	21	\$1,199,900	\$1,199,900	\$1,250,000	104.18%	\$672,300	1.86
AVERAGE					30	\$756,295	\$744,505	\$774,053	103.71%		1.71

"Active" Listings in Randolph

Number of Units: 12
Average List Price: \$741,156
Average Days on Market: 70

"Under Contract" Listings in Randolph

Number of Units: 18
Average List Price: \$832,587
Average Days on Market: 26

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	30	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	\$744,505	\$804,147
Sales Price	\$767,500	\$737,800	\$759,017	\$889,600	\$925,985	\$920,436	\$874,960	\$860,296	\$824,566	\$860,691	\$697,857	\$774,053	\$837,118
SP:LP%	101.35%	105.45%	105.48%	108.60%	107.35%	106.42%	102.66%	102.69%	104.39%	101.06%	103.90%	103.71%	104.31%
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	1.71	1.70
# Units Sold	10	15	9	15	20	22	27	18	31	25	14	19	225
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	0.67	1.33
Active Listings	12	17	20	20	31	27	37	33	28	24	20	12	23
Under Contracts	24	21	40	45	46	47	43	49	39	32	26	18	36

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	22	28	24.85%
Sales Price	\$817,054	\$837,118	2.46%
LP:SP	105.26%	104.31%	-0.90%
SP:AV	1.636	1.698	3.81%

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	230	225	-2.17%
Rate of Ab 3 Mo	1.06	1.33	25.42%
Actives	17	23	41.92%
Under Contracts	35	36	2.38%

Randolph Yearly Market Trends

Average List Price vs. Sales Price



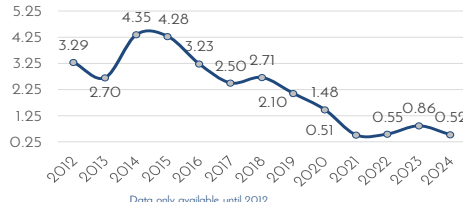
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$585K	\$639K	\$676K	\$614K	\$603K	\$533K	\$568K	\$493K	\$507K	\$535K	\$519K	\$510K	\$528K	\$518K	\$548K	\$537K	\$557K	\$609K	\$661K	\$688K	\$781K
SP	\$578K	\$630K	\$664K	\$593K	\$578K	\$510K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

Sales Price to Assessed Value Ratio



2007 Tax Re-Evaluation

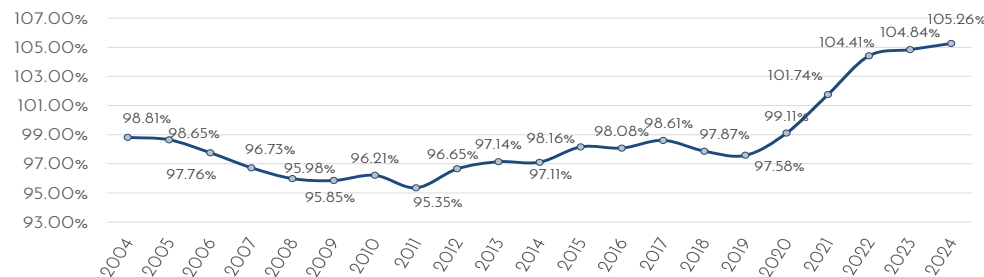
12 Month Rate of Absorption



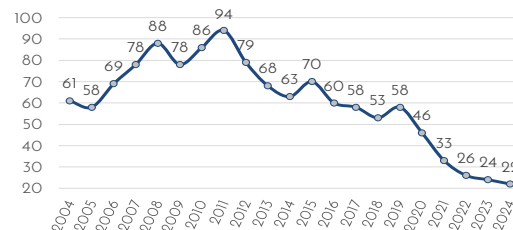
Data only available until 2012

Randolph Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

