

Randolph

August 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	1562 Sussex Turnpike	Ranch	3	3.0	21	\$445,000	\$445,000	\$460,000	103.37%	\$352,600	1.30
2	1388 Sussex Turnpike	Custom	4	2.0	37	\$479,000	\$479,000	\$500,000	104.38%	\$277,700	1.80
3	5 Hemlock Place	SplitLev	3	1.1	14	\$485,000	\$485,000	\$540,000	111.34%	\$280,800	1.92
4	7 Woodmont Drive	TwnIntUn	3	2.1	22	\$540,000	\$540,000	\$540,000	100.00%	\$377,500	1.43
5	13 Overlook Avenue	Colonial	4	2.1	86	\$625,000	\$589,000	\$590,000	100.17%	\$390,000	1.51
6	1063 Sussex Turnpike	Ranch	3	2.0	15	\$585,000	\$585,000	\$600,000	102.56%	\$339,200	1.77
7	56 Sanford Drive	SplitLev	3	1.1	8	\$528,000	\$528,000	\$610,000	115.53%	\$299,400	2.04
8	32 Ridgewood Drive	TwnIntUn	3	2.1	11	\$600,000	\$600,000	\$610,000	101.67%	\$372,800	1.64
9	21 Lake Shore Drive S	Ranch	3	2.0	19	\$550,000	\$550,000	\$615,000	111.82%	\$400,100	1.54
10	19 E Elizabeth Drive	Colonial	4	1.1	10	\$600,000	\$600,000	\$625,000	104.17%	\$336,300	1.86
11	5 Mahogany Way	TwnIntUn	3	2.1	19	\$599,999	\$599,999	\$630,000	105.00%	\$346,900	1.82
12	67 Ridgewood Drive	TwnEndUn	2	3.1	9	\$575,000	\$575,000	\$652,000	113.39%	\$388,700	1.68
13	49 Albert Court	TwnEndUn	2	2.1	1	\$660,000	\$660,000	\$660,000	100.00%	\$470,000	1.40
14	51 Forrest Road	Colonial	4	2.1	108	\$779,000	\$750,000	\$700,000	93.33%	\$525,700	1.33
15	62 Shomgum Road	SplitLev	3	3.0	15	\$715,000	\$715,000	\$735,000	102.80%	\$418,700	1.76
16	12 Center Grove Road	Ranch	3	2.0	9	\$639,900	\$639,900	\$740,000	115.64%	Renovated	
17	3 E Logan Road	Bi-Level	5	3.0	21	\$762,000	\$762,000	\$756,000	99.21%	\$501,900	1.51
18	7 Brompton Place	TwnIntUn	3	4.1	59	\$799,900	\$774,900	\$765,000	98.72%	\$575,300	1.33
19	81 Beech Road	Colonial	4	2.1	9	\$849,900	\$849,900	\$800,000	94.13%	\$479,300	1.67
20	9 Chambers Place	Colonial	4	3.1	31	\$850,000	\$800,000	\$825,000	103.13%	\$688,800	1.20
21	11 James Road	Colonial	5	2.1	31	\$900,000	\$900,000	\$900,000	100.00%	\$596,500	1.51
22	19 Calumet Road	Ranch	5	5.0	13	\$875,000	\$875,000	\$900,000	102.86%	\$544,500	1.65
23	39 Tammy Hill Trail	Colonial	4	3.1	14	\$850,000	\$850,000	\$910,000	107.06%	\$588,000	1.55
24	5 Winchester Terrace	Colonial	4	2.1	1	\$900,000	\$950,000	\$950,000	100.00%	\$655,200	1.45
25	13 Pinnacle Point	Colonial	4	2.1	13	\$949,000	\$949,000	\$950,000	100.11%	\$681,000	1.40
26	20 Marjaleen Drive	Colonial	4	3.1	6	\$950,000	\$950,000	\$950,000	100.00%	\$594,700	1.60
27	22 High Avenue	Colonial	5	3.1	15	\$900,000	\$900,000	\$973,554	108.17%	\$653,000	1.49
28	5 Lincoln Road	Ranch	4	2.1	10	\$834,999	\$834,999	\$975,000	116.77%	\$530,400	1.84
29	93 Meadowbrook Road	Colonial	5	2.1	30	\$949,900	\$949,900	\$995,000	104.75%	\$585,000	1.70
30	284 Center Grove Road	Colonial	4	3.1	33	\$999,900	\$999,900	\$999,999	100.01%	\$828,000	1.21

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

Randolph

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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
31	25 Phyllis Place	Colonial	5	2.1	12	\$969,000	\$969,000	\$999,999	103.20%	\$639,100	1.56
32	8 Revere Court	Colonial	4	3.1	12	\$959,900	\$959,900	\$1,059,000	110.32%	\$650,800	1.63
33	11 Doby Road	Colonial	4	4.1	1	\$1,070,000	\$1,070,000	\$1,095,000	102.34%	\$713,000	1.54
34	40 Quail Run	Colonial	4	3.1	8	\$1,175,000	\$1,175,000	\$1,190,000	101.28%	\$791,600	1.50
35	31 Barbara Drive	Colonial	5	4.0	17	\$1,295,000	\$1,295,000	\$1,250,000	96.53%	\$746,000	1.68
36	24 Timber Lane	Colonial	5	4.0	1	\$1,250,000	\$1,250,000	\$1,250,000	100.00%	New	
37	9 Patriots Way	Colonial	4	3.1	36	\$1,199,000	\$1,199,000	\$1,300,000	108.42%	\$704,100	1.85
38	132 South Road	Contemp	6	5.1	40	\$1,595,000	\$1,445,000	\$1,335,000	92.39%	New	
39	14 Devonshire Drive	Colonial	4	2.1	13	\$1,200,000	\$1,200,000	\$1,351,000	112.58%	\$943,100	1.43
40	8 Shadowbrook Way	Colonial	5	3.1	1	\$1,400,000	\$1,400,000	\$1,430,000	102.14%	\$875,400	1.63
AVERAGE					21	\$847,235	\$841,235	\$867,914	103.73%		1.59

"Active" Listings in Randolph

Number of Units: 15
 Average List Price: \$799,572
 Average Days on Market: 42

"Under Contract" Listings in Randolph

Number of Units: 32
 Average List Price: \$765,175
 Average Days on Market: 23

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					22
List Price	\$650,667	\$718,971	\$718,500	\$744,794	\$759,668	\$859,377	\$755,681	\$841,235					\$780,413
Sales Price	\$656,658	\$762,802	\$757,915	\$804,622	\$808,227	\$912,562	\$798,681	\$867,914					\$820,460
SP:LP%	101.31%	106.74%	105.45%	109.02%	106.86%	107.51%	106.96%	103.73%					105.90%
SP to AV	1.55	1.65	1.72	1.69	1.69	1.64	1.62	1.59					1.63
# Units Sold	12	7	13	16	22	26	27	40					163
3 Mo Rate of Ab	0.93	0.92	1.19	1.94	1.84	1.17	1.07	0.45					1.19
Active Listings	12	10	16	23	30	20	22	15					19
Under Contracts	20	23	36	47	49	55	51	32					39

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	25	22	-11.91%
Sales Price	\$699,419	\$820,460	17.31%
LP:SP	105.21%	105.90%	0.66%
SP:AV	1.47	1.63	10.92%

Prominent Properties

Sotheby's

INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	151	163	7.95%
Rate of Ab 3 Mo	1.32	1.19	-9.69%
Actives	22	19	-14.94%
Under Contracts	34	39	15.93%

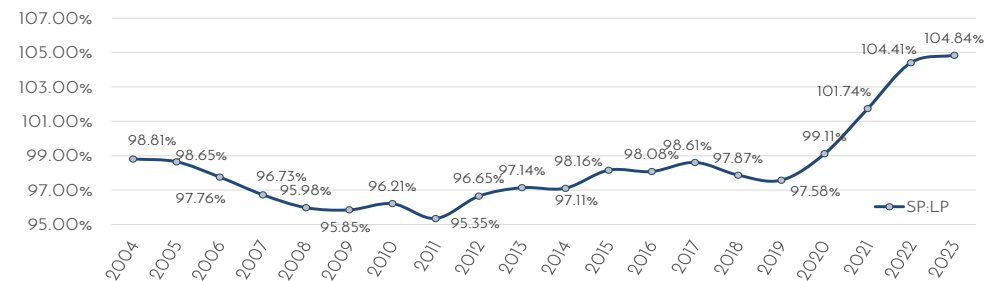
Randolph Yearly Market Trends

Average List Price vs. Sales Price

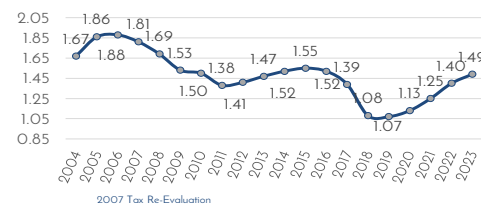


Randolph Yearly Market Trends

Sales Price to List Price Ratios



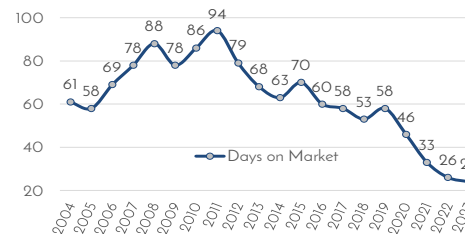
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

