

Randolph

June 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-ment	SP:AV
1	2 Canfield Avenue	Ranch	3	1.0	16	\$539,000	\$539,000	\$552,000	102.41%	\$318,100	1.74
2	94 Albert Court	TwnIntUn	2	2.2	32	\$645,000	\$595,000	\$588,000	98.82%	\$400,900	1.47
3	35 Sanford Drive	SplitLev	3	1.1	18	\$550,000	\$550,000	\$601,000	109.27%	\$276,600	2.17
4	140 Arrowgate Drive	TwnEndUn	3	2.1	15	\$599,900	\$599,900	\$610,000	101.68%	\$358,500	1.70
5	103 Pleasant Hill Road	Ranch	3	2.0	13	\$675,000	\$675,000	\$685,000	101.48%	\$393,400	1.74
6	33 Lawrence Road	Bi-Level	4	2.1	17	\$735,000	\$735,000	\$737,000	100.27%	\$428,700	1.72
7	7 Pamela Drive	Bi-Level	3	2.1	15	\$680,000	\$680,000	\$750,000	110.29%	\$381,300	1.97
8	7A Main Street	Colonial	4	2.1	30	\$770,000	\$770,000	\$785,000	101.95%	\$426,700	1.84
9	10 Farview Avenue	Colonial	4	2.1	15	\$799,000	\$799,000	\$801,000	100.25%	\$430,600	1.86
10	15 Blackmoor Lane	TwnIntUn	3	2.1	9	\$764,326	\$764,326	\$801,705	104.89%	New	
11	33 Albert Court	TwnIntUn	3	3.1	67	\$795,000	\$795,000	\$810,000	101.89%	\$565,600	1.43
12	343&339 Quaker Church Road	Colonial	4	2.0	64	\$899,999	\$899,999	\$810,000	90.00%	\$366,500	2.21
13	14 Fieldstone Court	Colonial	4	2.1	34	\$849,999	\$815,000	\$815,000	100.00%	\$475,300	1.71
14	109 Quaker Avenue	Colonial	5	3.0	10	\$750,000	\$750,000	\$829,000	110.53%	\$384,700	2.15
15	29 Clover Lane	Colonial	4	2.1	16	\$875,000	\$875,000	\$886,250	101.29%	\$478,000	1.85
16	13 Blackmoor Lane	TwnIntUn	3	2.2	21	\$890,487	\$890,487	\$890,487	100.00%	New	
17	21 Blackmoor Lane	TwnIntUn	3	2.2	10	\$844,932	\$844,932	\$914,630	108.25%	New	
18	138 Shady Lane	Colonial	4	2.1	5	\$900,000	\$900,000	\$925,000	102.78%	\$507,900	1.82
19	3 Beaver Dam Road	Bi-Level	4	3.0	11	\$799,000	\$799,000	\$925,000	115.77%	\$486,900	1.90
20	64 Fords Road	Colonial	4	2.1	39	\$979,000	\$949,000	\$935,000	98.52%	\$530,300	1.76

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 Assess- ment	SP:AV
21	5 Jessica Place	Colonial	4	2.1	17	\$925,000	\$925,000	\$950,000	102.70%	\$529,000	1.80
22	3 Overbrook Road	Colonial	4	2.1	9	\$899,900	\$899,900	\$960,000	106.68%	\$507,100	1.89
23	29 Castle Court	Colonial	4	2.2	7	\$999,000	\$999,000	\$999,000	100.00%	\$612,200	1.63
24	8 Longview Avenue	Custom	4	3.0	10	\$1,000,000	\$1,000,000	\$1,100,000	110.00%	\$613,100	1.79
25	4 Brandywine Court	Colonial	5	4.0	12	\$1,399,900	\$1,399,900	\$1,425,000	101.79%	\$718,400	1.98
26	14 Shadowbrook Way	Colonial	4	4.1	16	\$1,475,000	\$1,475,000	\$1,685,000	114.24%	\$872,600	1.93
AVERAGE					20	\$847,671	\$843,248	\$875,772	103.68%		1.83

"Active" Listings in Randolph

Number of Units: 35
Average List Price: \$827,680
Average Days on Market: 42

"Under Contract" Listings in Randolph

Number of Units: 53
Average List Price: \$899,147
Average Days on Market: 25

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	35	24	37	29	29	20							27
List Price	\$908,163	\$802,184	\$768,975	\$834,932	\$834,706	\$843,248							\$837,898
Sales Price	\$938,364	\$812,253	\$801,250	\$880,276	\$869,058	\$875,772							\$871,444
SP:LP%	103.17%	101.09%	105.14%	105.92%	103.88%	103.68%							104.07%
SP to AV	1.72	1.61	1.66	1.91	1.87	1.83							1.80
# Units Sold	11	7	8	19	17	26							88
3 Mo Rate of Ab	0.77	1.37	3.89	3.37	2.32	1.86							2.26
Active Listings	9	16	31	36	28	35							26
Under Contracts	15	23	38	39	57	53							38

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	30	27	-8.41%
Sales Price	\$853,697	\$871,444	2.08%
LP:SP	106.18%	104.07%	-1.99%
SP:AV	1.66	1.80	8.63%

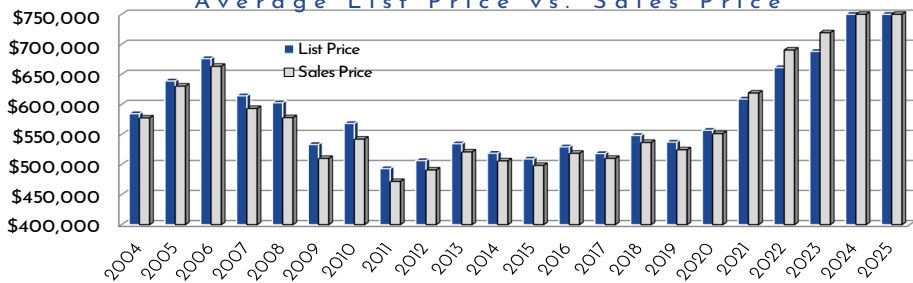
Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2025	2026	% Change
# Units Sold	91	88	-3.30%
Rate of Ab 3 Mo	1.51	2.26	49.89%
Actives	21	26	22.05%
Under Contracts	37	38	0.90%

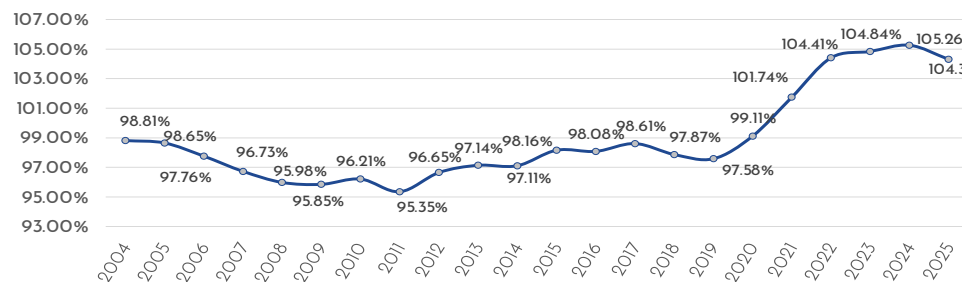
Randolph Yearly Market Trends

Average List Price vs. Sales Price



Randolph Yearly Market Trends

Sales Price to List Price Ratios



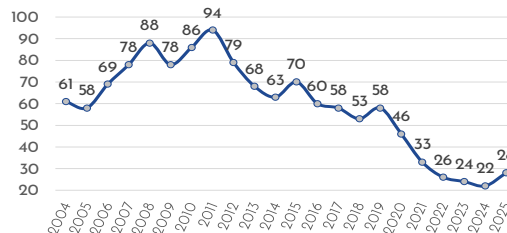
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

