

Randolph

August 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	16 Pleasant Hill Road	Custom	3	2.0	1	\$600,000	\$600,000	\$575,000	95.83%	\$274,300	2.10
2	90 Albert Court	TwnIntUn	2	2.2	44	\$640,000	\$599,000	\$592,500	98.91%	\$403,800	1.47
3	104 Albert Court	TwnIntUn	2	2.1	79	\$675,000	\$635,000	\$620,000	97.64%	\$458,800	1.35
4	26 Longview Avenue	Colonial	3	2.0	10	\$650,000	\$650,000	\$700,000	107.69%	\$358,300	1.95
5	49 Buckingham Court	TwnEndUn	3	2.1	11	\$635,000	\$635,000	\$724,775	114.14%	\$394,200	1.84
6	13 Greenhut Avenue	Colonial	3	2.0	1	\$700,000	\$700,000	\$750,000	107.14%	\$404,100	1.86
7	3 Blackmoor Lane	TwnIntUn	3	2.2	63	\$865,507	\$844,000	\$820,000	97.16%	New	
8	63 Mountainside Drive	Colonial	3	2.1	13	\$765,000	\$765,000	\$820,000	107.19%	\$422,200	1.94
9	29 Sandra Lane	Colonial	4	3.0	38	\$749,000	\$749,000	\$821,000	109.61%	\$421,000	1.95
10	9 Blackmoor Lane	TwnIntUn	3	2.2	63	\$856,367	\$829,000	\$829,000	100.00%	New	
11	18 Flower Horn Boulevard	TwnEndUn	3	2.2	50	\$874,999	\$874,999	\$869,000	99.31%	\$621,100	1.40
12	14 Calais Road	Ranch	3	2.0	6	\$749,000	\$749,000	\$890,000	118.83%	\$506,900	1.76
13	140 Shady Lane	Colonial	4	2.1	42	\$849,900	\$849,900	\$912,000	107.31%	\$505,100	1.81
14	1 Tulip Lane	Colonial	4	2.1	8	\$900,000	\$900,000	\$950,000	105.56%	\$542,000	1.75
15	1 Blackmoor Lane	TwnEndUn	3	2.2	21	\$877,795	\$877,795	\$964,905	109.92%	New	
16	39 Meadowbrook Road	Colonial	5	3.1	12	\$1,100,000	\$1,100,000	\$983,000	89.36%	\$746,000	1.32
17	8 Phyllis Place	Colonial	4	2.1	16	\$1,100,000	\$1,100,000	\$1,025,000	93.18%	\$579,600	1.77
18	5 Revere Court	Colonial	5	2.1	11	\$1,150,000	\$1,150,000	\$1,150,000	100.00%	\$627,400	1.83
19	1 Barbara Drive	Colonial	4	2.1	11	\$1,199,900	\$1,199,900	\$1,275,000	106.26%	\$700,000	1.82
20	25 Timber Lane	Colonial	5	3.2	24	\$1,389,000	\$1,389,000	\$1,340,000	96.47%	\$724,100	1.85

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Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	68 Musiker Avenue	Colonial	4	3.1	8	\$1,250,000	\$1,250,000	\$1,350,000	108.00%	\$671,300	2.01
22	5 Sherwood Court	Colonial	4	4.1	35	\$1,300,000	\$1,300,000	\$1,390,000	106.92%	\$816,100	1.70
23	10 Pinnacle Point	Colonial	5	5.2	15	\$1,450,000	\$1,450,000	\$1,435,000	98.97%	\$852,100	1.68
24	5 Jodilee Lane	Colonial	5	4.1	11	\$1,478,000	\$1,478,000	\$1,535,000	103.86%	\$830,900	1.85
25	3 Brandywine Court	Colonial	6	5.0	3	\$1,499,900	\$1,499,900	\$1,600,000	106.67%	\$857,600	1.87
26	19 Devonshire Drive	Colonial	5	5.2	13	\$1,475,000	\$1,475,000	\$1,610,000	109.15%	\$1,043,500	1.54
AVERAGE					23	\$991,514	\$986,519	\$1,020,430	103.66%		1.76

"Active" Listings in Randolph

Number of Units: 35
Average List Price: \$825,461
Average Days on Market: 40

"Under Contract" Listings in Randolph

Number of Units: 42
Average List Price: \$873,714
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	35	24	37	29	29	20	31	23					28
List Price	\$908,163	\$802,184	\$768,975	\$834,932	\$834,706	\$843,248	\$861,388	\$986,519					\$869,458
Sales Price	\$938,364	\$812,253	\$801,250	\$880,276	\$869,058	\$875,772	\$915,364	\$1,020,430					\$907,655
SP:LP%	103.17%	101.09%	105.14%	105.92%	103.88%	103.68%	105.78%	103.66%					104.38%
SP to AV	1.72	1.61	1.66	1.91	1.87	1.83	1.84	1.76					1.80
# Units Sold	11	7	8	19	17	26	33	26					147
3 Mo Rate of Ab	0.77	1.37	3.89	3.37	2.32	1.86	1.64	1.34					2.07
Active Listings	9	16	31	36	28	35	41	35					29
Under Contracts	15	23	38	39	57	53	46	42					39

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	28	28	0.00%
Sales Price	\$858,792	\$907,655	5.69%
LP:SP	105.02%	104.38%	-0.61%
SP:AV	1.68	1.80	7.29%

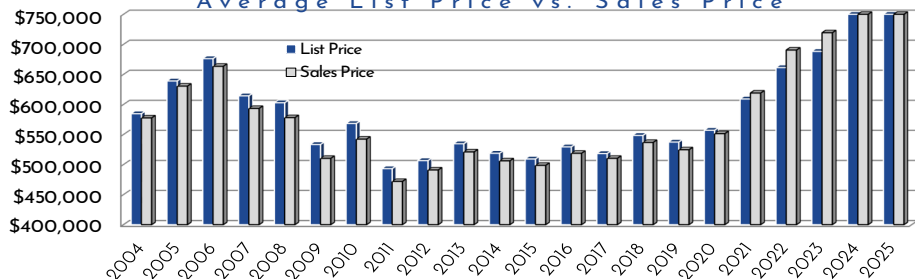
Prominent
Properties

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YTD	2025	2026	% Change
# Units Sold	136	147	8.09%
Rate of Ab 3 Mo	1.54	2.07	34.60%
Actives	25	29	17.26%
Under Contracts	39	39	0.00%

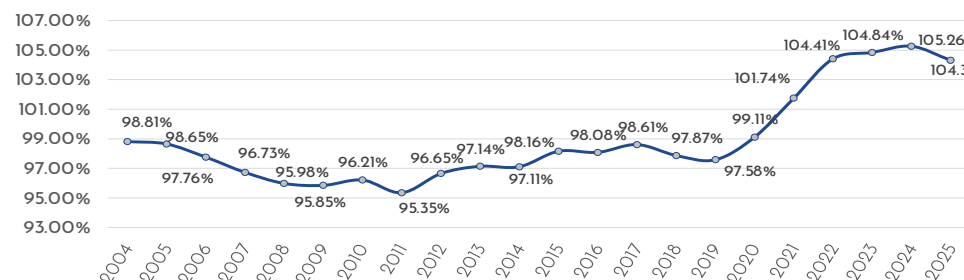
Randolph Yearly Market Trends

Average List Price vs. Sales Price



Randolph Yearly Market Trends

Sales Price to List Price Ratios



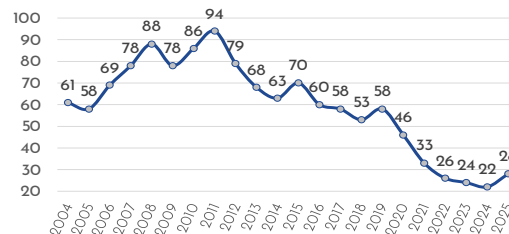
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

