

Randolph

March 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	156 Millbrook Avenue	CapeCod	3	1.1	0	\$530,000	\$550,000	\$550,000	100.00%	\$287,900	1.91
2	22 Kensington Drive	TwnIntUn	3	2.1	12	\$549,000	\$549,000	\$567,500	103.37%	\$365,100	1.55
3	12 Walnut Street	Ranch	2	2.0	12	\$500,000	\$500,000	\$590,000	118.00%	\$301,800	1.95
4	70 Brookside Road	Bi-Level	4	2.1	19	\$650,000	\$650,000	\$660,000	101.54%	\$381,100	1.73
5	1526 Sussex Turnpike	Custom	3	3.0	25	\$699,000	\$645,000	\$663,650	102.89%	\$429,200	1.55
6	28 Albert Court	TwnIntUn	3	3.1	8	\$725,000	\$725,000	\$725,000	100.00%	\$534,300	1.36
7	1 Mount Pleasant Road	Bi-Level	3	2.1	14	\$735,000	\$735,000	\$830,000	112.93%	Renovated	
8	20 Laurel Hill Drive	Colonial	4	2.1	10	\$899,999	\$899,999	\$995,000	110.56%	\$583,600	1.70
9	6 Nathan Drive	Colonial	6	4.1	15	\$1,250,000	\$1,250,000	\$1,250,000	100.00%	\$707,300	1.77
AVERAGE					13	\$726,444	\$722,667	\$759,017	105.48%		1.69

"Active" Listings in Randolph

Number of Units: 20
Average List Price: \$865,018
Average Days on Market: 26

"Under Contract" Listings in Randolph

Number of Units: 40
Average List Price: \$858,334
Average Days on Market: 27

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										30
List Price	\$759,790	\$697,286	\$722,667										\$722,388
Sales Price	\$767,500	\$737,800	\$759,017										\$752,151
SP:LP%	101.35%	105.45%	105.48%										104.25%
SP to AV	1.53	1.51	1.69										1.56
# Units Sold	10	15	9										34
3 Mo Rate of Ab	0.73	1.35	1.85										1.31
Active Listings	12	17	20										16
Under Contracts	24	21	40										28

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	30	30	2.79%
Sales Price	\$721,013	\$752,151	4.32%
LP:SP	104.18%	104.25%	0.07%
SP:AV	1.64	1.56	-4.61%

Prominent Properties

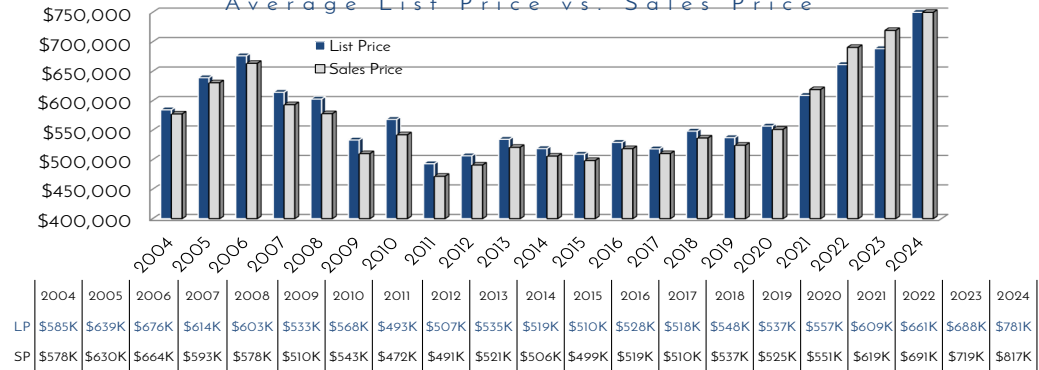
Sotheby's

INTERNATIONAL REALTY

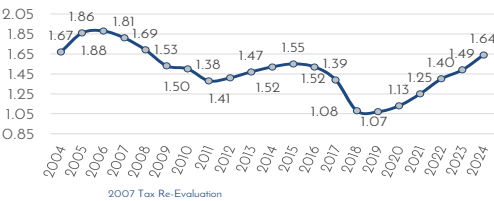
YTD	2024	2025	% Change
# Units Sold	32	34	6.25%
Rate of Ab 3 Mo	1.01	1.31	29.28%
Actives	13	16	28.95%
Under Contracts	26	28	7.59%

Randolph Yearly Market Trends

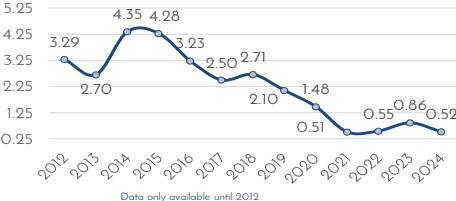
Average List Price vs. Sales Price



Sales Price to Assessed Value Ratio

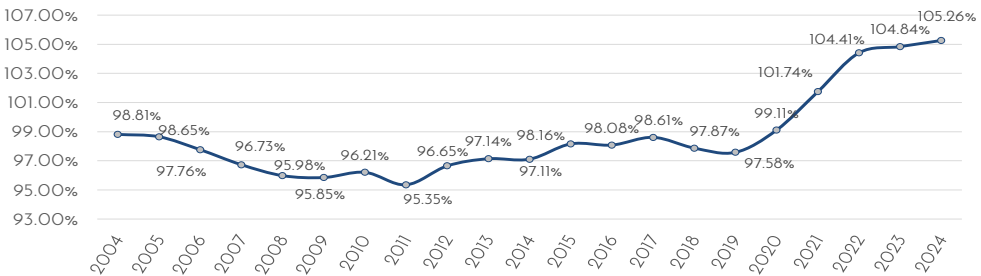


12 Month Rate of Absorption

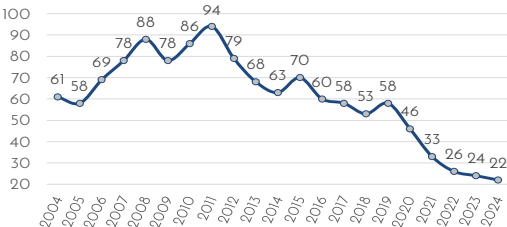


Randolph Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

