

Randolph

March 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	33 Shongum Road	Ranch	4	3.0	21	\$499,999	\$499,999	\$500,000	100.00%	\$342,200	1.46
2	3 Woodmont Drive	TwnIntUn	3	2.1	57	\$549,900	\$549,900	\$555,000	100.93%	\$360,900	1.54
3	12 Birch Street	Bi-Level	3	3.1	16	\$649,000	\$649,000	\$655,000	100.92%	\$516,600	1.27
4	8 Cherry Lane	Ranch	3	2.0	12	\$700,000	\$700,000	\$760,000	108.57%	\$414,200	1.83
5	3 Springhill Road	Colonial	5	3.1	20	\$850,000	\$850,000	\$870,000	102.35%	\$557,300	1.56
6	5 Elaine Court	Colonial	4	2.1	2	\$798,000	\$798,000	\$885,000	110.90%	\$460,600	1.92
7	15 Southview Road	Colonial	4	2.1	9	\$729,900	\$729,900	\$910,000	124.67%	\$427,100	2.13
8	17 Ripplewood Drive	Colonial	5	2.1	158	\$1,375,000	\$1,375,000	\$1,275,000	92.73%	\$803,200	1.59
AVERAGE					37	\$768,975	\$768,975	\$801,250	105.14%		1.66

"Active" Listings in Randolph

Number of Units: 31
 Average List Price: \$851,565
 Average Days on Market: 30

"Under Contract" Listings in Randolph

Number of Units: 38
 Average List Price: \$848,573
 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										32
List Price	\$908,163	\$802,184	\$768,975										\$836,803
Sales Price	\$938,364	\$812,253	\$801,250										\$862,222
SP:LP%	103.17%	101.09%	105.14%										103.22%
SP to AV	1.72	1.61	1.66										1.68
# Units Sold	11	7	8										26
3 Mo Rate of Ab	0.77	1.37	3.89										2.01
Active Listings	9	16	31										19
Under Contracts	15	23	38										25

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	30	32	7.05%
Sales Price	\$752,151	\$862,222	14.63%
LP:SP	104.25%	103.22%	-0.99%
SP:AV	1.56	1.68	7.19%

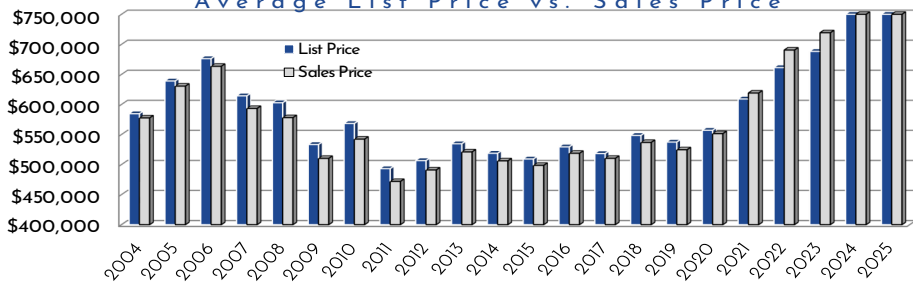
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2025	2026	% Change
# Units Sold	34	26	-23.53%
Rate of Ab 3 Mo	1.31	2.01	53.44%
Actives	16	19	14.29%
Under Contracts	28	25	-10.59%

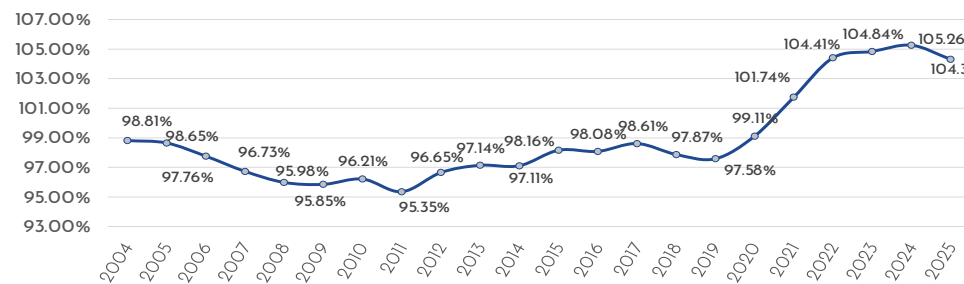
Randolph Yearly Market Trends

Average List Price vs. Sales Price



Randolph Yearly Market Trends

Sales Price to List Price Ratios



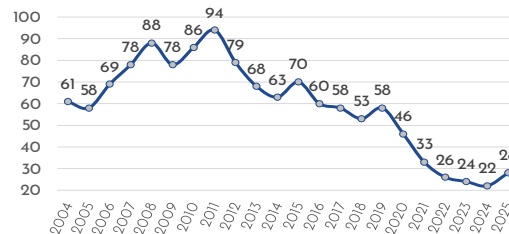
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

