

Randolph

July 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	91 Morris Turnpike	CapeCod	4	1.1	21	\$399,000	\$399,000	\$440,000	110.28%	\$250,500	1.76
2	22 Longview Avenue	CapeCod	3	2.0	21	\$450,000	\$425,000	\$455,000	107.06%	\$298,200	1.53
3	12 Arrowgate Drive	TwnEndUn	3	2.1	13	\$475,000	\$475,000	\$511,000	107.58%	\$349,600	1.46
4	72 High Avenue	RanchRas	3	2.0	24	\$515,000	\$515,000	\$550,000	106.80%	\$316,000	1.74
5	11 A Dogwood Trail	Colonial	4	2.1	13	\$475,000	\$475,000	\$592,000	124.63%	\$352,900	1.68
6	5 Grimal Court	Custom	3	2.1	39	\$628,000	\$628,000	\$625,000	99.52%	\$426,900	1.46
7	47 Beech Road	Ranch	3	2.0	17	\$595,000	\$595,000	\$715,000	120.17%	\$414,600	1.72
8	10 Ash Lane	Colonial	4	2.1	20	\$650,000	\$650,000	\$722,000	111.08%	\$432,000	1.67
9	70 Beaver Dam Road	Bi-Level	4	3.0	8	\$665,000	\$665,000	\$725,000	109.02%	\$529,400	1.37
10	33 Albert Court	TwnIntUn	3	3.1	28	\$739,000	\$739,000	\$739,000	100.00%	\$565,600	1.31
11	151 Dover Chester Road	Custom	4	3.1	11	\$650,000	\$650,000	\$740,000	113.85%	\$500,700	1.48
12	6 Phyllis Place	Colonial	5	3.0	9	\$675,000	\$675,000	\$751,111	111.28%	\$493,000	1.52
13	8 Surrey Lane	Colonial	4	2.1	22	\$699,900	\$699,900	\$760,000	108.59%	\$497,500	1.53
14	8 Mariner Drive	Colonial	5	2.1	43	\$825,000	\$825,000	\$775,000	93.94%	\$544,700	1.42
15	39 Misty Mountain Road	Colonial	4	2.1	16	\$699,900	\$699,900	\$801,000	114.44%	\$474,500	1.69
16	17 Forrest Road	Colonial	4	2.1	13	\$785,000	\$785,000	\$835,000	106.37%	\$511,900	1.63
17	7 Heritage Court	Colonial	5	3.2	12	\$898,000	\$898,000	\$880,000	98.00%	\$751,500	1.17
18	14 Edinburgh Drive	Colonial	4	3.1	12	\$899,000	\$899,000	\$980,000	109.01%	\$610,100	1.61
19	4 Fairway	Colonial	4	2.2	36	\$1,195,000	\$1,195,000	\$1,185,000	99.16%	\$804,000	1.47
AVERAGE					20	\$679,884	\$678,568	\$725,322	107.93%		1.54

"Active" Listings in Randolph

Number of Units: 21
 Average List Price: \$846,712
 Average Days on Market: 65

"Under Contract" Listings in Randolph

Number of Units: 33
 Average List Price: \$660,102
 Average Days on Market: 21

Randolph 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	34	48	39	17	22	25	20						26
List Price	\$695,205	\$802,780	\$685,260	\$652,769	\$615,280	\$685,596	\$678,568						\$672,906
Sales Price	\$695,859	\$776,980	\$706,857	\$683,538	\$657,905	\$727,251	\$725,322						\$703,791
SP:LP%	100.04%	97.11%	103.23%	105.80%	106.74%	106.40%	107.93%						105.04%
SP to AV	1.39	1.35	1.46	1.43	1.48	1.49	1.54						1.47
# Units Sold	17	5	14	13	25	31	19						124
3 Mo Rate of Ab	1.20	1.10	2.18	2.18	1.35	0.83	1.00						1.41
Active Listings	22	21	25	26	23	14	21						22
Under Contracts	18	25	33	47	45	41	33						35

Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	27	26	-2.61%
Sales Price	\$698,171	\$703,791	0.80%
LP:SP	105.72%	105.04%	-0.65%
SP:AV	1.41	1.47	4.30%

Prominent Properties | **Sotheby's**
INTERNATIONAL REALTY

YTD	2022	2023	% Change
# Units Sold	182	124	-31.87%
Rate of Ab 3 Mo	1.28	1.41	10.19%
Actives	29	22	-25.49%
Under Contracts	56	35	-37.79%

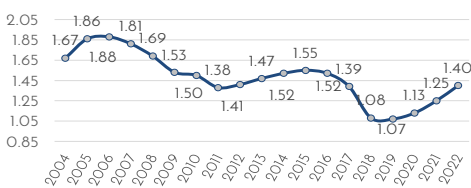
Randolph Yearly Market Trends

Average List Price vs. Sales Price

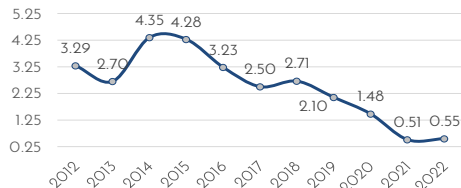


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$584,607	\$639,059	\$676,258	\$614,330	\$602,842	\$533,389	\$568,340	\$493,153	\$506,593	\$534,619	\$518,826	\$509,262	\$528,409	\$518,334	\$548,474	\$537,454	\$557,049	\$609,125	\$613,355
SP	\$577,628	\$630,549	\$663,521	\$593,391	\$578,093	\$510,304	\$543,336	\$471,912	\$490,986	\$521,008	\$506,162	\$498,669	\$518,767	\$510,389	\$536,846	\$524,589	\$551,462	\$619,023	\$690,525

Sales Price to Assessed Value Ratio

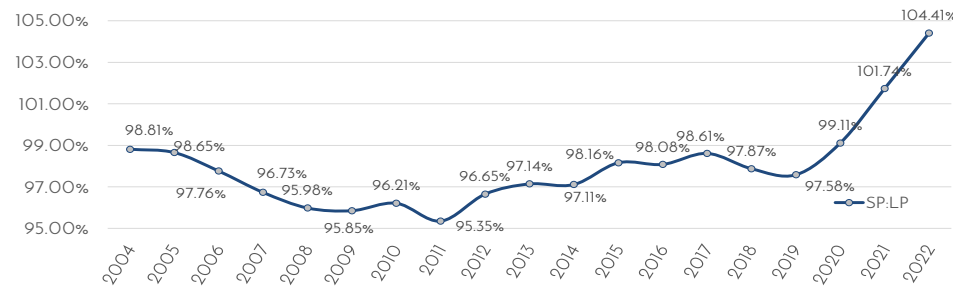


12 Month Rate of Absorption

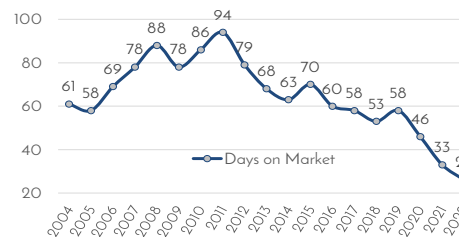


Randolph Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

