

Randolph

August 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	46 Brook Drive	Ranch	3	2.0	16	\$479,900	\$479,900	\$515,000	107.31%	\$224,600	2.29
2	59 Gristmill Road	Bi-Level	3	2.0	15	\$550,000	\$550,000	\$575,000	104.55%	\$324,900	1.77
3	156 Arrowgate Drive	TwnEndUn	3	2.1	21	\$635,000	\$614,999	\$615,000	100.00%	\$365,200	1.68
4	35 Clearview Drive	Ranch	3	2.1	21	\$635,000	\$635,000	\$651,000	102.52%	\$387,200	1.68
5	18 Brompton Place	TwnIntUn	2	2.1	20	\$699,000	\$649,000	\$675,000	104.01%	\$434,300	1.55
6	24 Mostyn Road	SplitLev	4	2.1	20	\$699,900	\$699,900	\$760,000	108.59%	\$396,200	1.92
7	22 Flower Horn Boulevard	TwnIntUn	3	2.1	122	\$854,995	\$785,318	\$778,655	99.15%	New	
8	18 Flower Horn Boulevard	TwnEndUn	3	2.2	91	\$909,621	\$874,647	\$859,978	98.32%	New	
9	24 Parkview Road	Colonial	4	3.1	54	\$975,000	\$875,000	\$875,000	100.00%	\$534,400	1.64
10	26 Flower Horn Boulevard	TwnEndUn	3	2.2	22	\$937,995	\$937,995	\$876,239	93.42%	New	
11	41 Wilkinson Road	Colonial	4	2.1	12	\$825,000	\$825,000	\$880,000	106.67%	\$522,800	1.68
12	5 Mariner Drive	Colonial	5	2.1	9	\$799,000	\$799,000	\$908,000	113.64%	\$602,900	1.51
13	10 Flower Horn Boulevard	TwnEndUn	3	2.1	8	\$939,444	\$939,444	\$912,449	97.13%	New	
14	16 James Road	Colonial	4	3.0	8	\$979,900	\$979,900	\$980,000	100.01%	\$650,000	1.51
15	14 Old Chimney Road	Colonial	4	2.1	20	\$900,000	\$900,000	\$999,000	111.00%	\$561,900	1.78
16	7 Winchester Terrace	Colonial	4	2.1	6	\$1,100,000	\$1,100,000	\$1,100,000	100.00%	\$659,100	1.67
17	16 Olde York Road	Colonial	4	4.1	28	\$1,199,000	\$1,199,000	\$1,225,000	102.17%	\$705,200	1.74
18	7 Shaker Mill Road	Colonial	4	3.1	5	\$1,300,000	\$1,300,000	\$1,300,000	100.00%	\$762,500	1.70
AVERAGE					28	\$856,598	\$841,339	\$860,296	102.69%		1.72

"Active" Listings in Randolph

Number of Units: 33
Average List Price: \$786,037
Average Days on Market: 51

"Under Contract" Listings in Randolph

Number of Units: 49
Average List Price: \$803,219
Average Days on Market: 24

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	33	26	32	21	28					28
List Price	\$759,790	\$697,286	\$722,667	\$819,322	\$865,490	\$872,214	\$853,641	\$841,339					\$820,161
Sales Price	\$767,500	\$737,800	\$759,017	\$889,600	\$925,985	\$920,436	\$874,960	\$860,296					\$858,792
SP:LP%	101.35%	105.45%	105.48%	108.60%	107.35%	106.42%	102.66%	102.69%					105.02%
SP to AV	1.53	1.51	1.69	1.74	1.63	1.80	1.73	1.72					1.68
# Units Sold	10	15	9	15	20	22	27	18					136
3 Mo Rate of Ab	0.73	1.35	1.85	1.70	2.00	1.43	1.52	1.72					1.54
Active Listings	12	17	20	20	31	27	37	33					25
Under Contracts	24	21	40	45	46	47	43	49					39

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	22	28	26.57%
Sales Price	\$820,460	\$858,792	4.67%
LP:SP	105.90%	105.02%	-0.83%
SP:AV	1.634	1.682	2.91%

Prominent
Properties

Sotheby's

INTERNATIONAL REALTY

YTD	2024	2025	% Change
# Units Sold	163	136	-16.56%
Rate of Ab 3 Mo	1.19	1.54	29.37%
Actives	19	25	33.11%
Under Contracts	39	39	0.64%

Randolph Yearly Market Trends

Average List Price vs. Sales Price



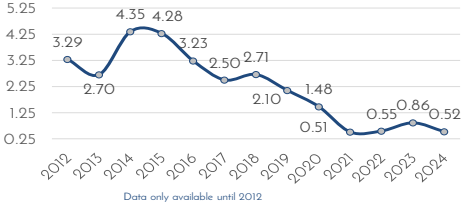
Year	LP	SP
2004	\$585K	\$578K
2005	\$639K	\$630K
2006	\$676K	\$664K
2007	\$614K	\$593K
2008	\$603K	\$578K
2009	\$533K	\$510K
2010	\$568K	\$543K
2011	\$493K	\$472K
2012	\$507K	\$491K
2013	\$535K	\$521K
2014	\$519K	\$506K
2015	\$510K	\$499K
2016	\$528K	\$519K
2017	\$518K	\$510K
2018	\$548K	\$537K
2019	\$537K	\$525K
2020	\$557K	\$551K
2021	\$609K	\$619K
2022	\$661K	\$691K
2023	\$688K	\$719K
2024	\$781K	\$817K

Sales Price to Assessed Value Ratio



2007 Tax Re-Evaluation

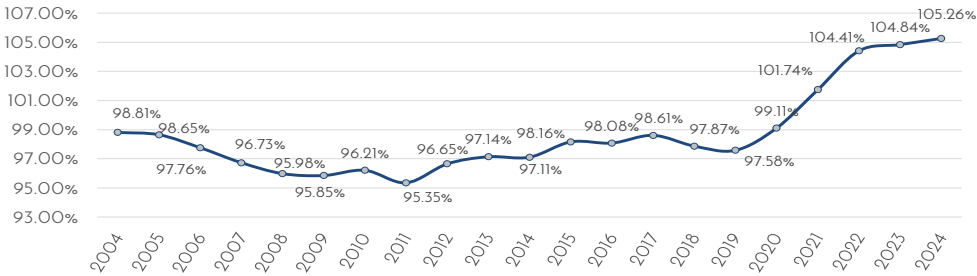
12 Month Rate of Absorption



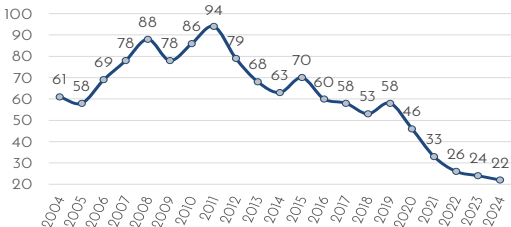
Data only available until 2012

Randolph Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

