

Randolph

March 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	40 Windsor Avenue	RanchRas	3	1.0	14	\$485,000	\$485,000	\$525,000	108.25%	\$294,700	1.78
2	188 Park Avenue	CapeCod	4	1.1	33	\$489,900	\$489,900	\$545,000	111.25%	\$295,200	1.85
3	199 Morris Turnpike	CapeCod	3	1.1	28	\$549,900	\$549,900	\$549,900	100.00%	\$287,400	1.91
4	67 Davis Avenue	Ranch	3	2.1	15	\$529,000	\$529,000	\$551,000	104.16%	\$294,300	1.87
5	26 Ashwood Avenue	Ranch	3	2.1	58	\$639,900	\$619,000	\$630,000	101.78%	\$296,400	2.13
6	172 Park Avenue	Bi-Level	4	2.1	79	\$675,000	\$649,999	\$650,000	100.00%		
7	34 Ridge Road	Ranch	4	3.0	7	\$685,000	\$685,000	\$685,000	100.00%	\$402,300	1.70
8	26 Deer Run Drive	Bi-Level	4	2.1	9	\$695,000	\$695,000	\$755,000	108.63%	\$445,600	1.69
9	32 Willow Avenue	Colonial	4	3.1	7	\$699,999	\$699,999	\$795,000	113.57%	\$451,500	1.76
10	7 Edgewood Terrace	Colonial	4	2.1	9	\$850,000	\$850,000	\$880,000	103.53%	\$645,400	1.36
11	35 Black Birch Drive	Colonial	5	3.0	7	\$869,000	\$869,000	\$916,000	105.41%	\$687,100	1.33
12	3 Village Court	Colonial	4	2.1	9	\$868,800	\$868,800	\$941,000	108.31%	\$576,600	1.63
13	2 Sherwood Court	Colonial	5	5.1	9	\$1,349,900	\$1,349,900	\$1,430,000	105.93%	\$883,800	1.62
AVERAGE					22	\$722,031	\$718,500	\$757,915	105.45%		1.72

"Active" Listings in Randolph

Number of Units: 16
 Average List Price: \$957,813
 Average Days on Market: 34

"Under Contract" Listings in Randolph

Number of Units: 36
 Average List Price: \$752,403
 Average Days on Market: 19

Randolph 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	36	32	22										30
List Price	\$650,667	\$718,971	\$718,500										\$693,166
Sales Price	\$656,658	\$762,802	\$757,915										\$721,013
SP:LP%	101.31%	106.74%	105.45%										104.18%
SP to AV	1.55	1.65	1.72										1.64
# Units Sold	12	7	13										32
3 Mo Rate of Ab	0.93	0.92	1.19										1.01
Active Listings	12	10	16										13
Under Contracts	20	23	36										26

Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	38	30	-21.51%
Sales Price	\$711,403	\$721,013	1.35%
LP:SP	100.88%	104.18%	3.28%
SP:AV	1.41	1.64	16.10%

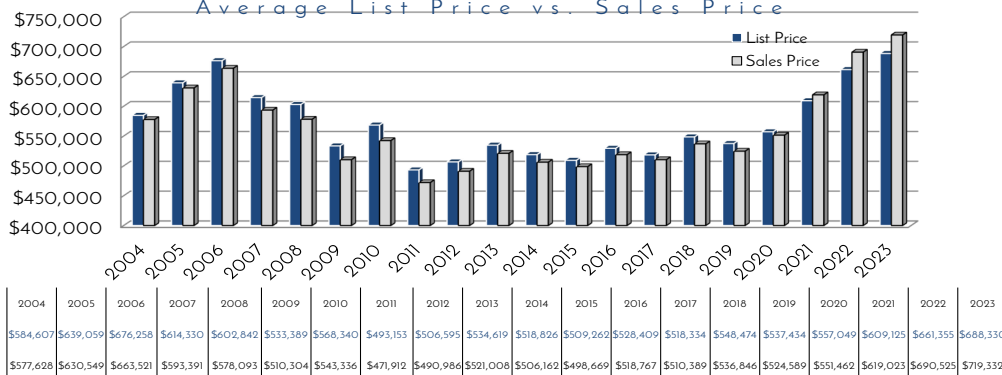
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2023	2024	% Change
# Units Sold	36	32	-11.11%
Rate of Ab 3 Mo	1.49	1.01	-32.14%
Actives	23	13	-44.12%
Under Contracts	25	26	3.95%

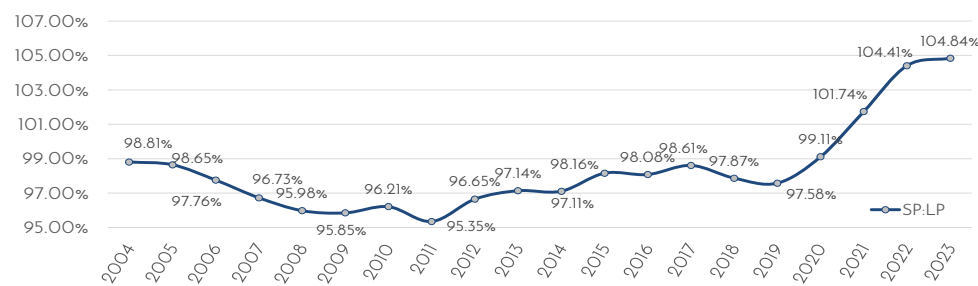
Randolph Yearly Market Trends

Average List Price vs. Sales Price

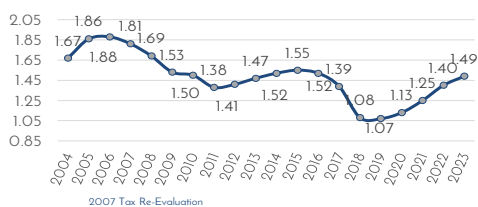


Randolph Yearly Market Trends

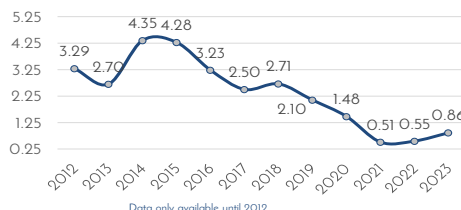
Sales Price to List Price Ratios



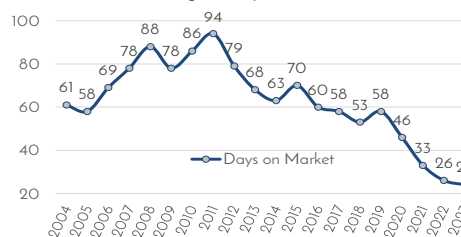
Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Average Days on Market



Number of Units Sold

