Randolph

June 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-ment	SP:AV
1	601 Wendover Court	TwnEndUn	2	2.1	146	$335,000	$299,000	$299,000	100.00%	$302,800	0.99
2	3 Linwood Avenue	Ranch	2	1.0	13	$349,900	$349,900	$389,000	111.17%	$265,000	1.47
3	9 Corwin Street	Custom	3	1.1	21	$425,000	$425,000	$440,000	103.53%	$344,400	1.28
4	50 Lake Drive	SplitLev	3	2.1	12	$440,000	$440,000	$452,500	102.84%	$350,100	1.29
5	42 Shongum Road	Ranch	4	3.0	8	$499,900	$499,900	$499,900	100.00%	$357,600	1.40
6	18 Fords Road	Colonial	4	2.1	22	$549,900	$500,000	$510,000	102.00%	$375,600	1.36
7	25 W Elizabeth Drive	Ranch	3	2.0	14	$489,000	$489,000	$515,000	105.32%	$420,200	1.23
8	43 Albert Court	TwnIntUn	2	3.1	28	$539,500	$539,500	$534,999	99.17%	$455,200	1.18
9	25 Albert Court	TwnIntUn	2	2.1	14	$539,900	$539,900	$535,000	99.09%	$453,800	1.18
10	10 Chestnut Hill Road	SplitLev	3	2.1	37	$549,900	$549,900	$555,000	100.93%	$442,500	1.25
11	20 Cromwell Drive	Colonial	4	2.1	53	$589,000	$589,000	$575,000	97.62%	$622,300	0.92
12	131 Mountainside Drive	Custom	3	2.1	14	$555,000	$555,000	$630,000	113.51%	$387,700	1.62
13	6 Patty Lane	Colonial	4	2.1	11	$629,999	$629,999	$639,000	101.43%	$487,200	1.31
14	18 Drake Court	Colonial	4	2.1	13	$625,000	$625,000	$640,000	102.40%	$540,700	1.18
15	20 Oak Lane	Colonial	4	2.1	92	$649,000	$649,000	$649,000	100.00%		
16	14 Calais Road	Ranch	3	2.0	8	$669,000	$669,000	$650,000	97.16%	$380,800	1.71
17	3 Openaki Road	Custom	4	2.1	17	$599,900	$599,900	$655,000	109.18%	$486,000	1.35
18	3 Arlyn Lane	Custom	5	3.0	34	$685,000	$665,000	$668,000	100.45%	$463,200	1.44
19	2 Golden Corner Way	Colonial	4	3.1	9	$679,900	$679,900	$689,900	101.47%	$597,600	1.15
20	3 Cottonwood Drive	Colonial	4	2.1	1	$700,000	$700,000	$700,000	100.00%	$474,900	1.47
21	31 Dover Chester Road	Custom	4	4.0	13	$699,000	$699,000	$725,000	103.72%	$518,300	1.40
22	5 Village Court	Colonial	4	3.1	6	$700,000	$700,000	$760,000	108.57%	$618,600	1.23
23	4 Wexford Court	Colonial	4	3.0	211	$785,000	$785,000	$765,000	97.45%	$676,400	1.13
24	18 Fairfield Avenue	Colonial	4	3.1	12	$700,000	$700,000	$767,000	109.57%	$602,900	1.27
25	6 Nottingham Way	Colonial	5	3.1	9	$779,000	$779,000	$800,000	102.70%	$657,000	1.22

Prominent Properties | Sotheby's INTERNATIONAL REALTY

Randolph

June 2021 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess-ment	SP:AV
26	45 Musiker Avenue	Colonial	4	3.1	1	$850,000	$850,000	$850,000	100.00%	$665,500	1.28
27	3 Knights Bridge Drive	Colonial	4	2.1	8	$800,000	$800,000	$900,000	112.50%	$731,400	1.23
28	16 Heather Lane	Colonial	4	2.1	14	$899,900	$899,900	$910,000	101.12%	$779,000	1.17
29	7 Quail Run	Colonial	4	3.1	20	$900,000	$900,000	$935,000	103.89%	$791,200	1.18
30	19 Shadowbrook Way	Colonial	4	4.0	6	$915,000	$915,000	$940,000	102.73%	$866,100	1.09
31	15 Heather Lane	Colonial	4	2.2	15	$910,000	$910,000	$965,000	106.04%	$776,000	1.24
32	11 Barbara Drive	Colonial	5	3.2	9	$975,000	$975,000	$1,100,000	112.82%	$761,600	1.44
33	15 Waterfall Drive	Colonial	4	3.1	25	$1,189,900	$1,189,900	$1,180,000	99.17%	$1,001,500	1.18
	AVERAGE				28	$672,806	$669,597	$691,615	103.26%		1.28

"Active" Listings in Randolph

Number of Units:	38
Average List Price:	$621,571
Average Days on Market:	35

"Under Contract" Listings in Randolph

Number of Units:	58
Average List Price:	$638,978
Average Days on Market:	24

Prominent Properties | Sotheby's INTERNATIONAL REALTY

Randolph 2021 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	30	48	39	57	34	28							39
List Price	$508,187	$596,300	$644,223	$569,493	$622,807	$669,597							$610,641
Sales Price	$513,369	$597,070	$643,191	$573,031	$643,647	$691,615							$620,860
SP:LP%	101.43%	100.11%	100.31%	100.60%	103.41%	103.26%							101.73%
SP to AV	1.22	1.17	1.22	1.15	1.27	1.28							1.22
# Units Sold	16	20	22	27	29	33							147
3 Mo Rate of Ab	0.95	1.01	1.37	1.38	1.68	1.48							1.31
Active Listings	27	19	24	28	36	38							29
Under Contracts	53	55	54	67	61	58							58

Flashback! YTD 2020 vs YTD 2021

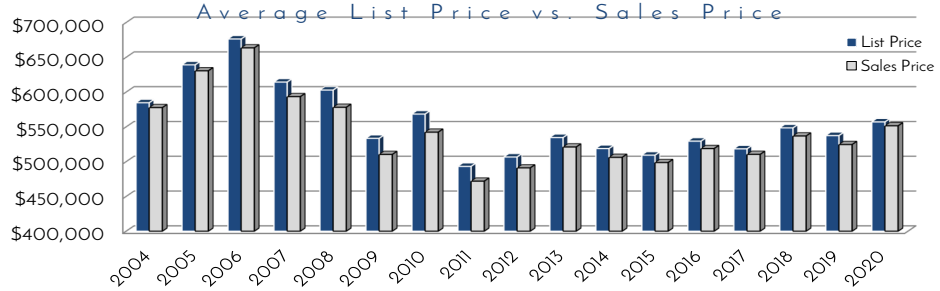
YTD	2020	2021	% Change
DOM	59	39	-33.35%
Sales Price	$498,456	$620,860	24.56%
LP:SP	97.98%	101.73%	3.83%
SP:AV	1.089	1.224	12.38%

Prominent Properties | Sotheby's INTERNATIONAL REALTY

YTD	2020	2021	% Change
# Units Sold	108	147	36.11%
Rate of Ab 3 Mo	4.50	1.48	-67.11%
Actives	72	38	-47.22%
Under Contracts	84	58	-30.95%

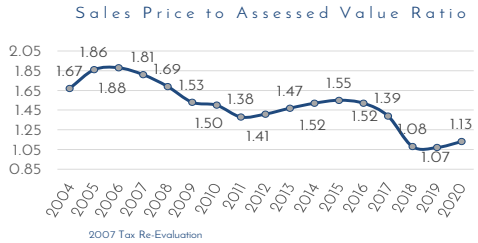
Randolph Yearly Market Trends

Average List Price vs. Sales Price

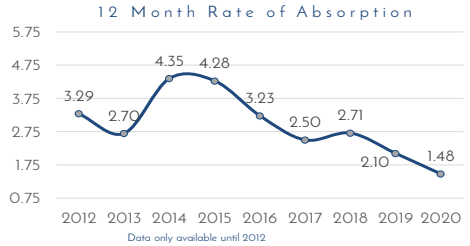


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
LP	$584,607	$639,059	$676,258	$614,330	$602,842	$533,389	$568,340	$493,153	$506,595	$534,619	$518,826	$509,262	$528,409	$518,334	$548,474	$537,434	$557,049
SP	$577,628	$630,549	$663,521	$593,391	$578,093	$510,304	$543,336	$471,912	$490,986	$521,008	$506,162	$498,669	$518,767	$510,389	$536,846	$524,589	$551,462

Sales Price to Assessed Value Ratio

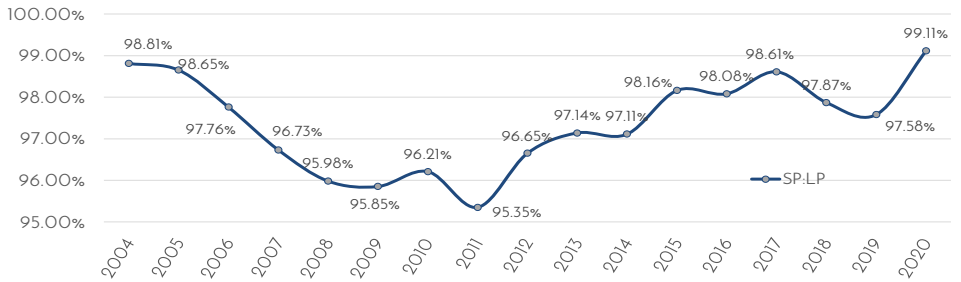


12 Month Rate of Absorption

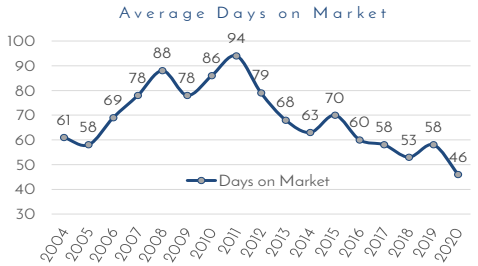


Randolph Yearly Market Trends

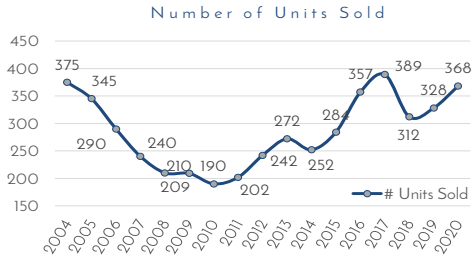
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



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Not intended to solicit a property already listed.