

Randolph 02368

ZIP code · MA · Massachusetts > Norfolk County

BALANCED MARKET

\$602K

MEDIAN SALE PRICE

+3.4%

1-YR CHANGE

276

SALES (12 MO)

\$550K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

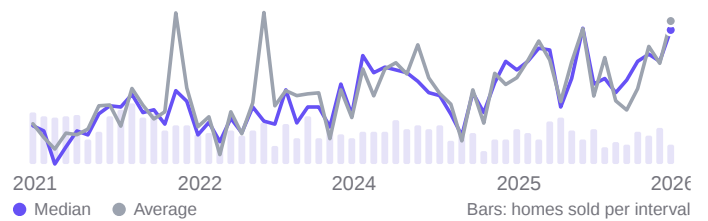
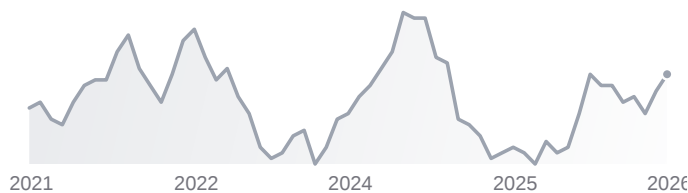
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$635K · Average \$651K

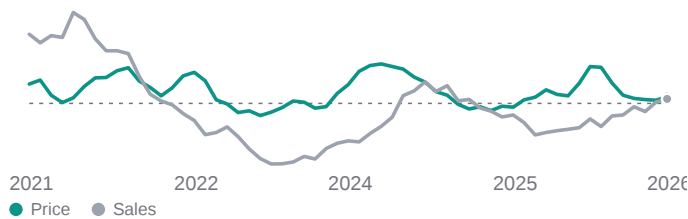


Growth (year over year)

Price +3.4% · Sales +2.2%

Price per square foot

\$419/ft²

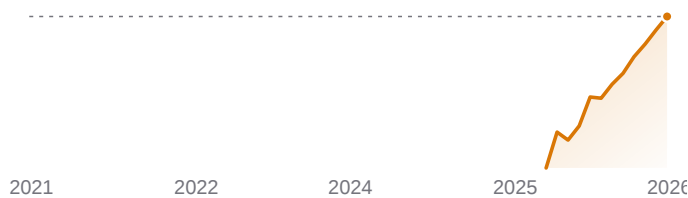


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

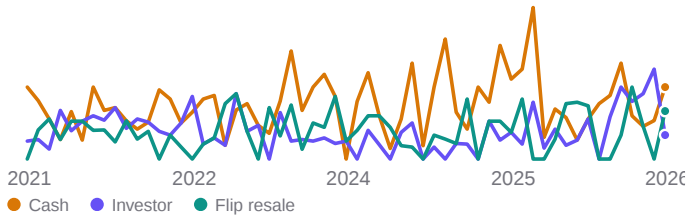
2.9%



BUYERS & OUTCOMES

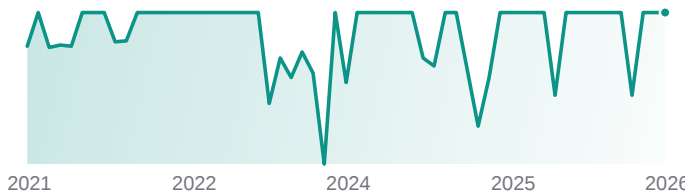
Buyer mix

Cash 20% · Investor 6.7% · Flip resale 13%



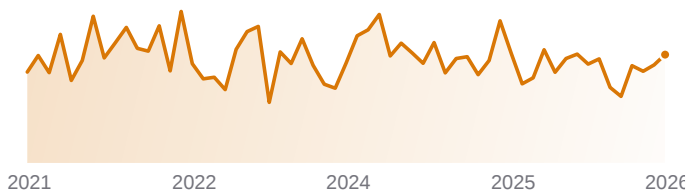
Sellers who sold at a gain

100%

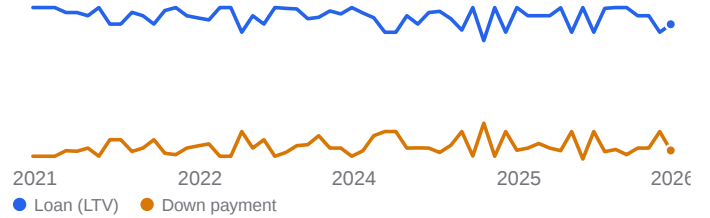


Median annualized return at resale

+5.6%

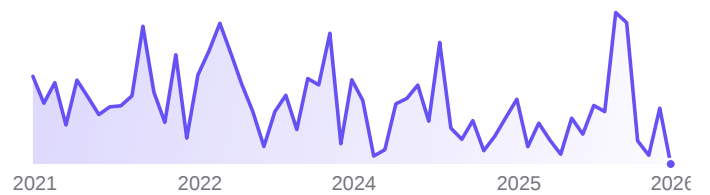


Financing (share of purchase price) Loan (LTV) 85% · Down payment 8.5%



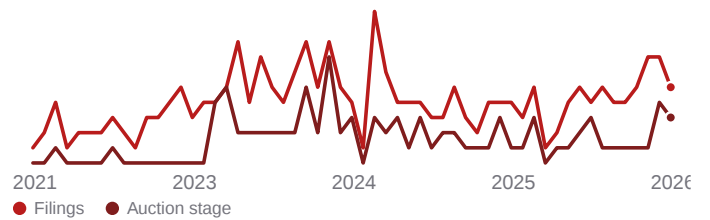
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 5 · Auction stage 3



HOUSING STOCK

Homes	9,442
Median value (AVM)	\$550K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1963
Single family	77%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.0%
Owner occupied	87%
Company owned	12%
Median loan-to-value	49%

Typical ownership tenure

16.1 yrs

COMMUNITY

Population	36,419
Density	3,217 / mi²
Median household income	\$97K
Average household income	\$125K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	66
Homes occupied	97%
Bachelor's or higher	22%
Poverty rate	10.3%
Unemployment	1.2%
Average temp	50°F
Annual precip	48 in
Sunshine	52%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.