

Randolph 07869

ZIP code · NJ · New Jersey > Morris County

BALANCED MARKET

\$829K

MEDIAN SALE PRICE

+1.5%

1-YR CHANGE

261

SALES (12 MO)

\$833K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



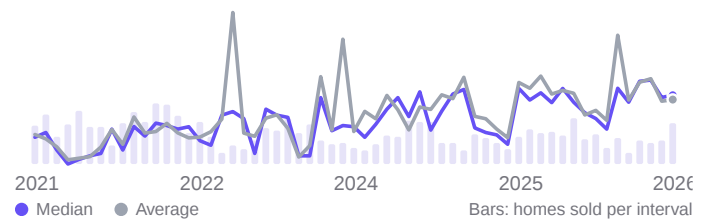
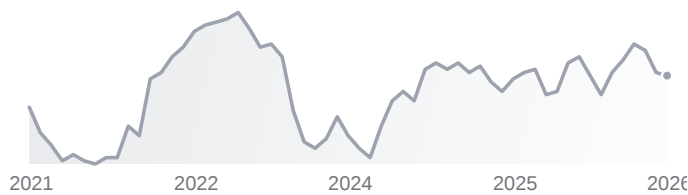
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

56 / 100

Sale prices

Median \$810K · Average \$791K

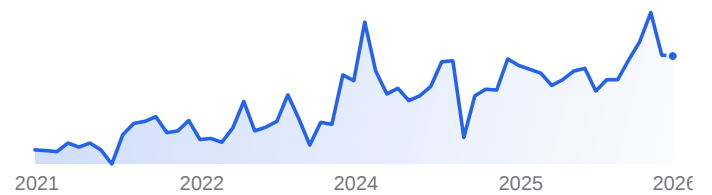
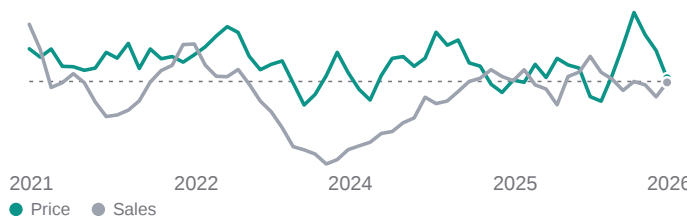


Growth (year over year)

Price +1.5% · Sales -0.4%

Price per square foot

\$347/ft²

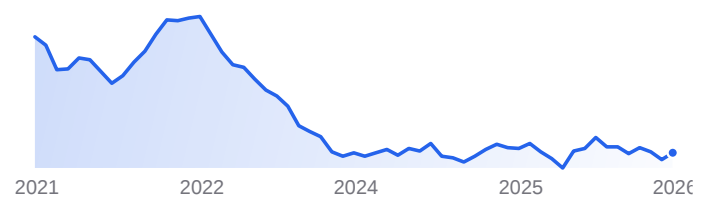


Sale premium vs estimated value

+1.9%

Annual turnover (share of homes sold)

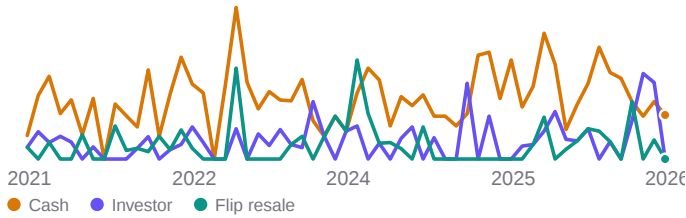
3.5%



BUYERS & OUTCOMES

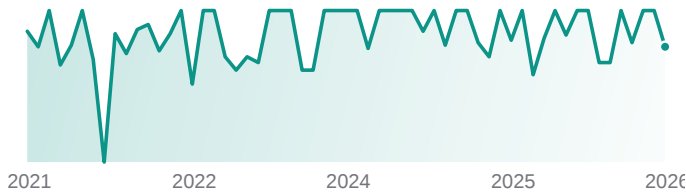
Buyer mix

Cash 12% · Investor 0% · Flip resale 0%



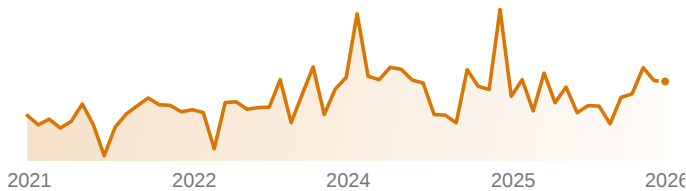
Sellers who sold at a gain

91%

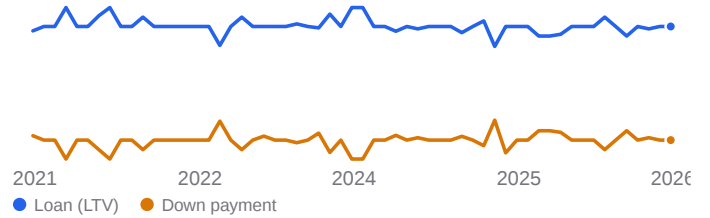


Median annualized return at resale

+5.7%

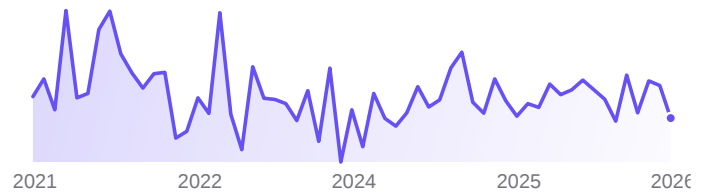


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



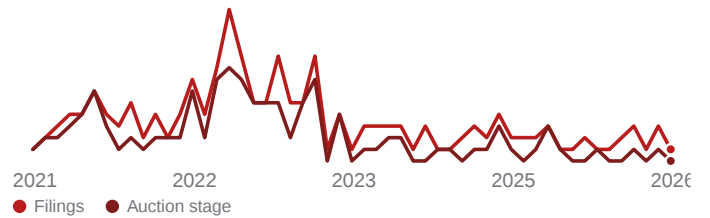
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	7,374
Median value (AVM)	\$833K
Median size	2,407 ft²
Median bedrooms	2
Median year built	1976
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	0.7%
Owner occupied	89%
Company owned	7.5%
Median loan-to-value	48%
Typical ownership tenure	14.5 yrs

COMMUNITY

Population	26,744
Density	1,309 / mi²
Median household income	\$169K
Average household income	\$188K
Crime index (US avg 100)	57
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	101
Homes occupied	97%
Bachelor's or higher	40%
Poverty rate	4.8%
Unemployment	1.3%
Average temp	48°F
Annual precip	53 in
Sunshine	56%

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.