

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Rochester

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	5	+ 25.0%	56	52	- 7.1%
Closed Sales	4	1	- 75.0%	61	52	- 14.8%
Median Sales Price*	\$727,595	\$900,000	+ 23.7%	\$597,900	\$571,500	- 4.4%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--
Cumulative Days on Market Until Sale	196	22	- 88.8%	53	33	- 37.7%
Percent of Original List Price Received*	93.9%	102.9%	+ 9.6%	102.0%	99.2%	- 2.7%
New Listings	1	1	0.0%	57	67	+ 17.5%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

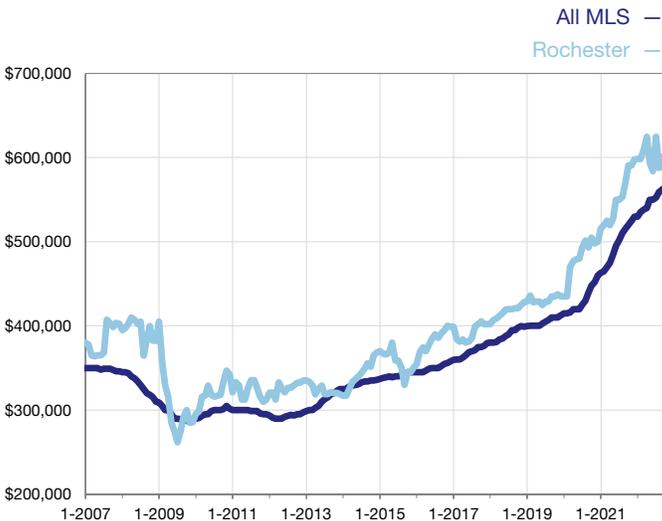
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	0	- 100.0%	13	21	+ 61.5%
Closed Sales	1	4	+ 300.0%	3	28	+ 833.3%
Median Sales Price*	\$430,000	\$540,700	+ 25.7%	\$430,000	\$521,400	+ 21.3%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	4.2	2.3	- 45.2%	--	--	--
Cumulative Days on Market Until Sale	5	84	+ 1,580.0%	25	57	+ 128.0%
Percent of Original List Price Received*	95.6%	102.3%	+ 7.0%	98.1%	103.2%	+ 5.2%
New Listings	5	0	- 100.0%	22	21	- 4.5%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

