

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rochester

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	5	2	- 60.0%	39	35	- 10.3%
Closed Sales	5	2	- 60.0%	40	30	- 25.0%
Median Sales Price*	\$385,000	\$425,000	+ 10.4%	\$425,950	\$426,950	+ 0.2%
Inventory of Homes for Sale	24	21	- 12.5%	--	--	--
Months Supply of Inventory	4.7	3.5	- 25.5%	--	--	--
Cumulative Days on Market Until Sale	86	138	+ 60.5%	80	62	- 22.5%
Percent of Original List Price Received*	99.4%	104.0%	+ 4.6%	96.9%	99.2%	+ 2.4%
New Listings	7	5	- 28.6%	55	53	- 3.6%

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

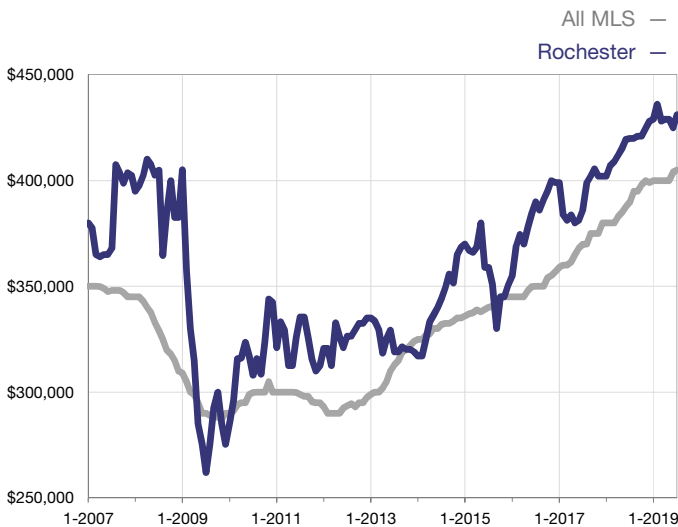
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	0	--	1	4	+ 300.0%
Closed Sales	0	1	--	2	3	+ 50.0%
Median Sales Price*	\$0	\$414,000	--	\$325,000	\$414,000	+ 27.4%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	141	--	109	69	- 36.7%
Percent of Original List Price Received*	0.0%	97.4%	--	90.3%	97.6%	+ 8.1%
New Listings	0	0	--	0	2	--

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

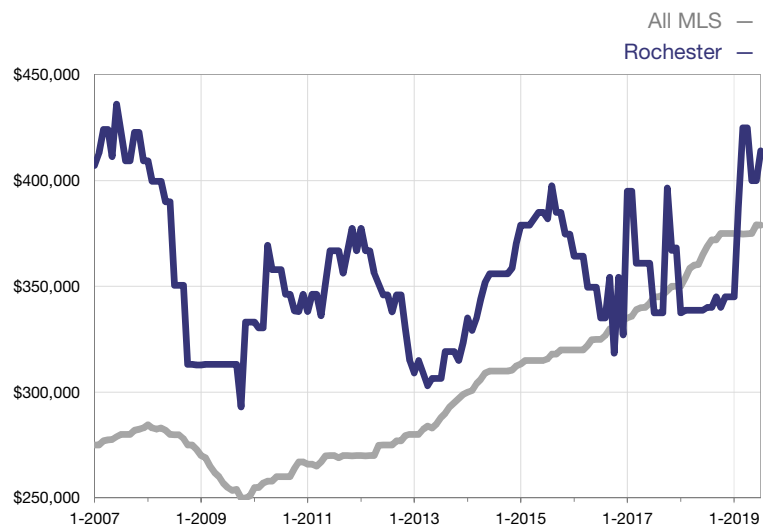
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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