

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rochester

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	9	+ 350.0%	20	18	- 10.0%
Closed Sales	6	2	- 66.7%	19	9	- 52.6%
Median Sales Price*	\$552,920	\$502,000	- 9.2%	\$493,183	\$569,000	+ 15.4%
Inventory of Homes for Sale	14	2	- 85.7%	--	--	--
Months Supply of Inventory	2.7	0.4	- 85.2%	--	--	--
Cumulative Days on Market Until Sale	66	23	- 65.2%	96	94	- 2.1%
Percent of Original List Price Received*	98.0%	99.5%	+ 1.5%	97.3%	101.9%	+ 4.7%
New Listings	4	7	+ 75.0%	18	15	- 16.7%

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

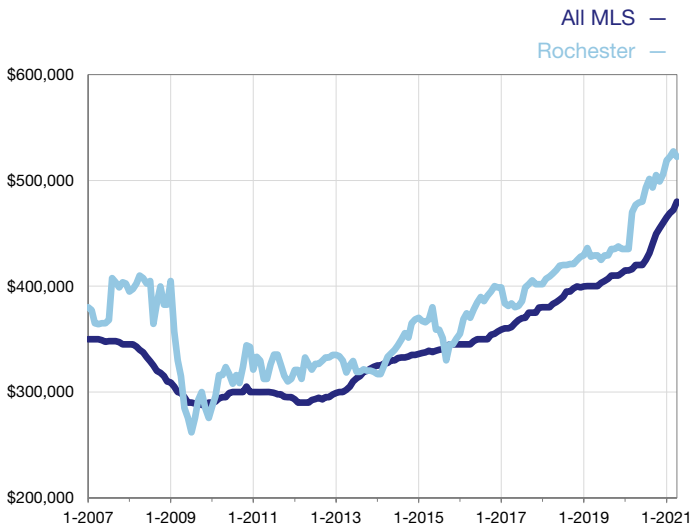
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	2	--	0	3	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$394,000	--
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	4.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	67	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	96.3%	--
New Listings	0	2	--	0	7	--

* 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

