

Local Market Update – May 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rochester

Single-Family Properties

Key Metrics	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	4	0.0%	21	24	+ 14.3%
Closed Sales	6	7	+ 16.7%	15	20	+ 33.3%
Median Sales Price*	\$641,922	\$550,000	- 14.3%	\$598,315	\$605,000	+ 1.1%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	72	20	- 72.2%	85	34	- 60.0%
Percent of Original List Price Received*	99.9%	103.8%	+ 3.9%	101.1%	100.5%	- 0.6%
New Listings	5	7	+ 40.0%	19	26	+ 36.8%

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

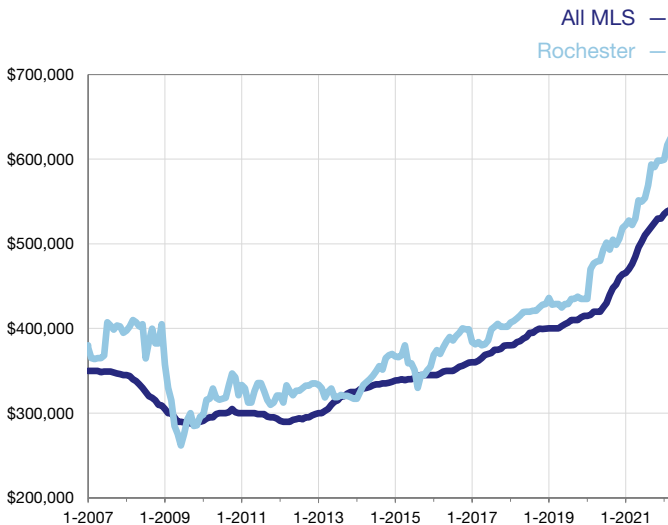
Condominium Properties

Key Metrics	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	5	+ 400.0%	4	11	+ 175.0%
Closed Sales	0	1	--	1	6	+ 500.0%
Median Sales Price*	\$0	\$480,600	--	\$394,000	\$488,500	+ 24.0%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	2.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	67	39	- 41.8%
Percent of Original List Price Received*	0.0%	98.9%	--	96.3%	105.6%	+ 9.7%
New Listings	0	2	--	7	6	- 14.3%

* 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

