

Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rochester

Single-Family Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	6	+ 20.0%	42	43	+ 2.4%
Closed Sales	10	6	- 40.0%	44	41	- 6.8%
Median Sales Price*	\$583,273	\$583,500	+ 0.0%	\$597,228	\$585,000	- 2.0%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--
Cumulative Days on Market Until Sale	26	28	+ 7.7%	46	32	- 30.4%
Percent of Original List Price Received*	102.1%	96.9%	- 5.1%	103.4%	99.5%	- 3.8%
New Listings	7	9	+ 28.6%	47	56	+ 19.1%

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

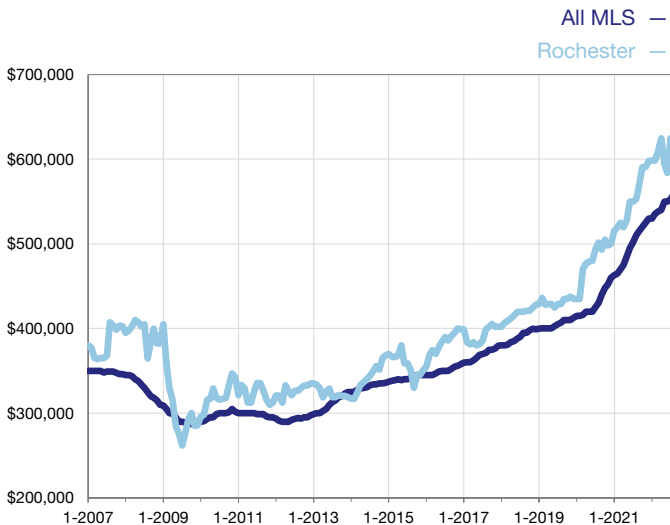
Condominium Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	2	--	7	21	+ 200.0%
Closed Sales	0	3	--	1	22	+ 2,100.0%
Median Sales Price*	\$0	\$509,600	--	\$394,000	\$510,450	+ 29.6%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	2.5	2.2	- 12.0%	--	--	--
Cumulative Days on Market Until Sale	0	23	--	67	54	- 19.4%
Percent of Original List Price Received*	0.0%	101.2%	--	96.3%	103.7%	+ 7.7%
New Listings	1	1	0.0%	11	21	+ 90.9%

* 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

