

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Rochester

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	9	--	6	20	+ 233.3%
Closed Sales	6	4	- 33.3%	11	13	+ 18.2%
Median Sales Price*	\$680,000	\$550,000	- 19.1%	\$655,000	\$570,000	- 13.0%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	2.2	1.4	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	38	81	+ 113.2%	46	72	+ 56.5%
Percent of Original List Price Received*	103.3%	100.1%	- 3.1%	99.0%	94.9%	- 4.1%
New Listings	9	8	- 11.1%	13	17	+ 30.8%

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

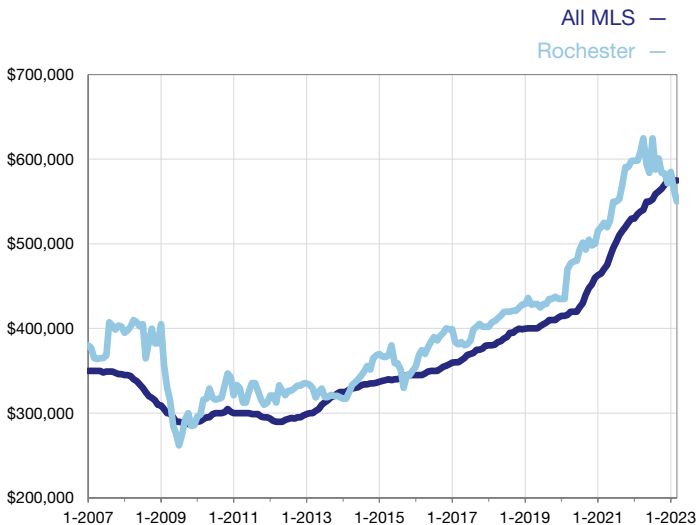
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	7	2	- 71.4%
Closed Sales	4	0	- 100.0%	4	0	- 100.0%
Median Sales Price*	\$490,250	\$0	- 100.0%	\$490,250	\$0	- 100.0%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.4	2.3	+ 64.3%	--	--	--
Cumulative Days on Market Until Sale	57	0	- 100.0%	57	0	- 100.0%
Percent of Original List Price Received*	108.7%	0.0%	- 100.0%	108.7%	0.0%	- 100.0%
New Listings	1	0	- 100.0%	3	0	- 100.0%

\* 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

