

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rochester

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	5	- 54.5%	17	25	+ 47.1%
Closed Sales	2	3	+ 50.0%	13	16	+ 23.1%
Median Sales Price*	\$640,000	\$605,000	- 5.5%	\$655,000	\$587,500	- 10.3%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	0.9	1.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	15	52	+ 246.7%	41	68	+ 65.9%
Percent of Original List Price Received*	97.3%	101.7%	+ 4.5%	98.7%	96.2%	- 2.5%
New Listings	6	4	- 33.3%	19	22	+ 15.8%

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

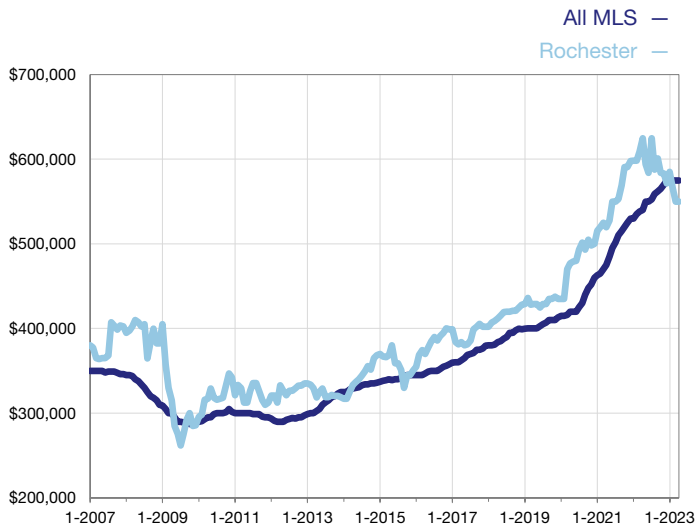
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	7	2	- 71.4%
Closed Sales	1	0	- 100.0%	5	0	- 100.0%
Median Sales Price*	\$492,000	\$0	- 100.0%	\$492,000	\$0	- 100.0%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--
Cumulative Days on Market Until Sale	10	0	- 100.0%	47	0	- 100.0%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	106.9%	0.0%	- 100.0%
New Listings	1	0	- 100.0%	4	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

