

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rochester

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	2	- 60.0%	21	27	+ 28.6%
Closed Sales	7	5	- 28.6%	20	21	+ 5.0%
Median Sales Price*	\$550,000	\$575,000	+ 4.5%	\$605,000	\$575,000	- 5.0%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	20	25	+ 25.0%	34	58	+ 70.6%
Percent of Original List Price Received*	103.8%	99.5%	- 4.1%	100.5%	97.0%	- 3.5%
New Listings	7	2	- 71.4%	25	24	- 4.0%

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

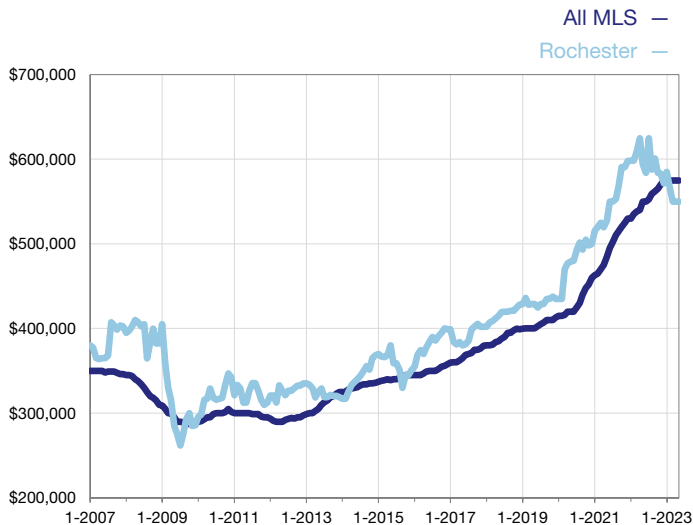
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	0	- 100.0%	11	2	- 81.8%
Closed Sales	1	1	0.0%	6	1	- 83.3%
Median Sales Price*	\$480,600	\$714,870	+ 48.7%	\$488,500	\$714,870	+ 46.3%
Inventory of Homes for Sale	0	5	--	--	--	--
Months Supply of Inventory	0.0	3.0	--	--	--	--
Cumulative Days on Market Until Sale	0	44	--	39	44	+ 12.8%
Percent of Original List Price Received*	98.9%	108.5%	+ 9.7%	105.6%	108.5%	+ 2.7%
New Listings	0	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

