

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rochester

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	5	- 16.7%	27	32	+ 18.5%
Closed Sales	5	6	+ 20.0%	25	27	+ 8.0%
Median Sales Price*	\$465,000	\$770,000	+ 65.6%	\$583,000	\$610,000	+ 4.6%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	2.0	1.4	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	16	95	+ 493.8%	30	66	+ 120.0%
Percent of Original List Price Received*	101.9%	98.1%	- 3.7%	100.8%	97.2%	- 3.6%
New Listings	9	4	- 55.6%	34	28	- 17.6%

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

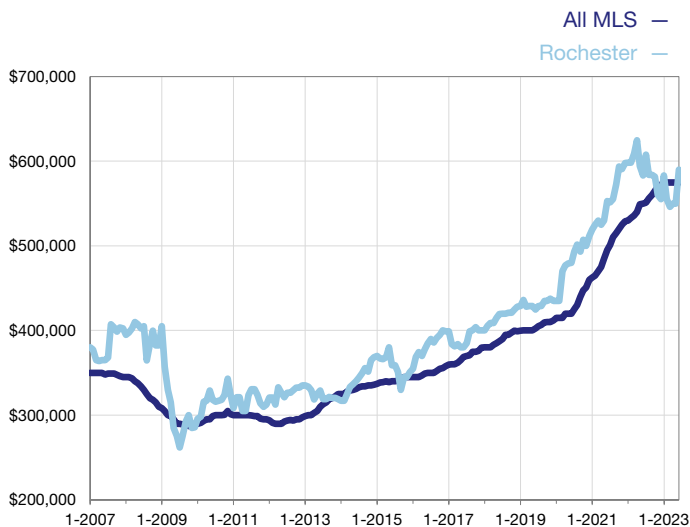
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	12	2	- 83.3%
Closed Sales	6	1	- 83.3%	12	2	- 83.3%
Median Sales Price*	\$524,250	\$715,900	+ 36.6%	\$493,750	\$715,385	+ 44.9%
Inventory of Homes for Sale	0	7	--	--	--	--
Months Supply of Inventory	0.0	3.9	--	--	--	--
Cumulative Days on Market Until Sale	61	9	- 85.2%	50	27	- 46.0%
Percent of Original List Price Received*	103.3%	108.6%	+ 5.1%	104.4%	108.6%	+ 4.0%
New Listings	1	1	0.0%	5	1	- 80.0%

* 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

