

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rochester

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	6	+ 50.0%	31	37	+ 19.4%
Closed Sales	3	5	+ 66.7%	28	32	+ 14.3%
Median Sales Price*	\$849,900	\$740,000	- 12.9%	\$584,000	\$619,950	+ 6.2%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	2.4	2.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	23	58	+ 152.2%	30	65	+ 116.7%
Percent of Original List Price Received*	102.7%	98.5%	- 4.1%	101.0%	97.4%	- 3.6%
New Listings	8	8	0.0%	42	36	- 14.3%

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

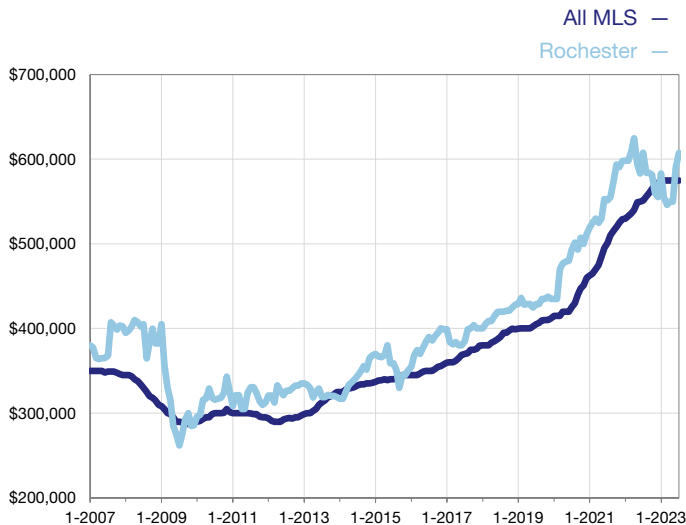
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	14	3	- 78.6%
Closed Sales	2	0	- 100.0%	14	2	- 85.7%
Median Sales Price*	\$511,550	\$0	- 100.0%	\$493,750	\$715,385	+ 44.9%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	4.1	5.0	+ 22.0%	--	--	--
Cumulative Days on Market Until Sale	178	0	- 100.0%	68	27	- 60.3%
Percent of Original List Price Received*	104.6%	0.0%	- 100.0%	104.5%	108.6%	+ 3.9%
New Listings	11	4	- 63.6%	16	5	- 68.8%

* 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

