

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.

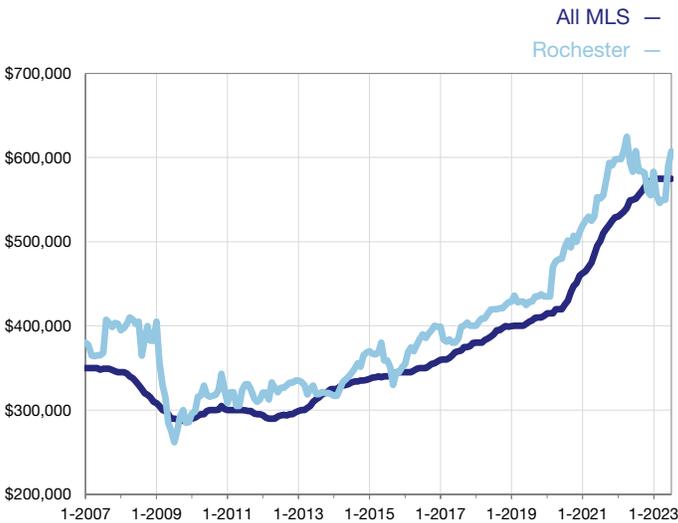
Condominium Properties

| 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

