

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Rochester

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	6	0.0%	37	42	+ 13.5%
Closed Sales	7	4	- 42.9%	35	36	+ 2.9%
Median Sales Price*	\$525,000	<b>\$595,000</b>	+ 13.3%	\$583,000	<b>\$619,950</b>	+ 6.3%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	44	43	- 2.3%	33	62	+ 87.9%
Percent of Original List Price Received*	95.3%	<b>103.9%</b>	+ 9.0%	99.8%	<b>98.2%</b>	- 1.6%
New Listings	3	3	0.0%	45	38	- 15.6%

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

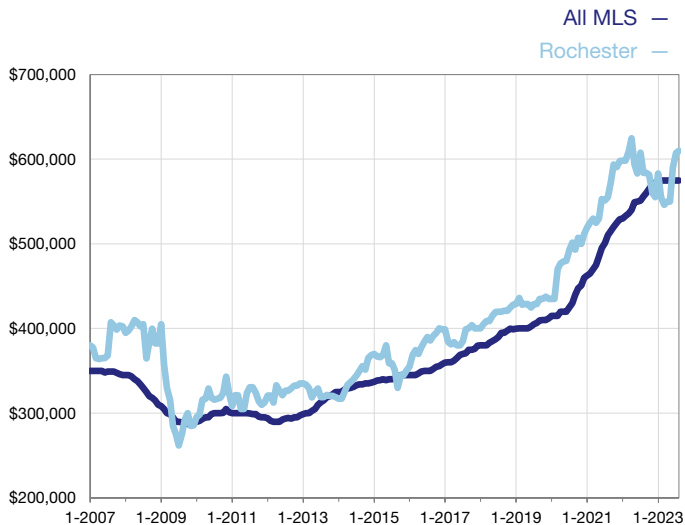
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	0	- 100.0%	17	3	- 82.4%
Closed Sales	4	3	- 25.0%	18	5	- 72.2%
Median Sales Price*	\$536,050	<b>\$711,500</b>	+ 32.7%	\$512,900	<b>\$714,870</b>	+ 39.4%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	3.9	7.2	+ 84.6%	--	--	--
Cumulative Days on Market Until Sale	40	88	+ 120.0%	62	64	+ 3.2%
Percent of Original List Price Received*	103.6%	<b>107.8%</b>	+ 4.1%	104.3%	<b>108.1%</b>	+ 3.6%
New Listings	3	0	- 100.0%	19	6	- 68.4%

\* 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

