

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rochester

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	1	- 75.0%	41	43	+ 4.9%
Closed Sales	6	4	- 33.3%	41	41	0.0%
Median Sales Price*	\$583,500	\$692,500	+ 18.7%	\$583,000	\$615,000	+ 5.5%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	2.8	1.9	- 32.1%	--	--	--
Cumulative Days on Market Until Sale	28	35	+ 25.0%	32	59	+ 84.4%
Percent of Original List Price Received*	96.9%	99.3%	+ 2.5%	99.4%	98.1%	- 1.3%
New Listings	9	5	- 44.4%	54	43	- 20.4%

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

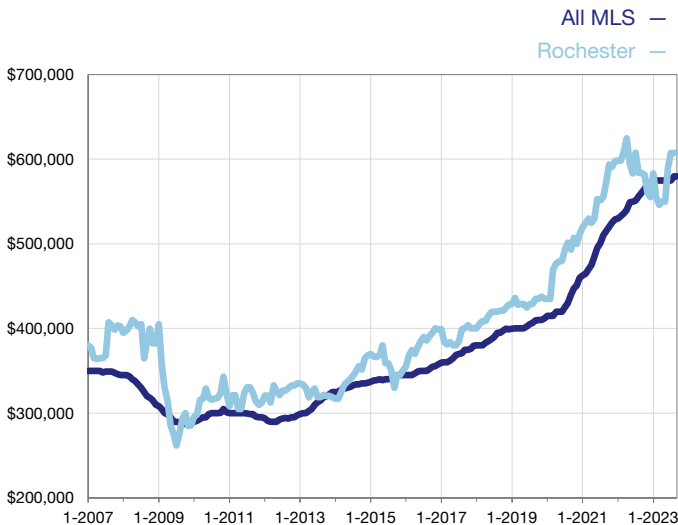
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	19	4	- 78.9%
Closed Sales	3	0	- 100.0%	21	5	- 76.2%
Median Sales Price*	\$509,600	\$0	- 100.0%	\$511,300	\$714,870	+ 39.8%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	3.3	8.0	+ 142.4%	--	--	--
Cumulative Days on Market Until Sale	23	0	- 100.0%	56	64	+ 14.3%
Percent of Original List Price Received*	101.2%	0.0%	- 100.0%	103.9%	108.1%	+ 4.0%
New Listings	1	0	- 100.0%	20	6	- 70.0%

* 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

