

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rochester

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	46	46	0.0%
Closed Sales	3	2	- 33.3%	44	43	- 2.3%
Median Sales Price*	\$500,000	\$636,506	+ 27.3%	\$571,500	\$615,000	+ 7.6%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	27	24	- 11.1%	32	57	+ 78.1%
Percent of Original List Price Received*	97.0%	103.2%	+ 6.4%	99.3%	98.4%	- 0.9%
New Listings	3	4	+ 33.3%	57	47	- 17.5%

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

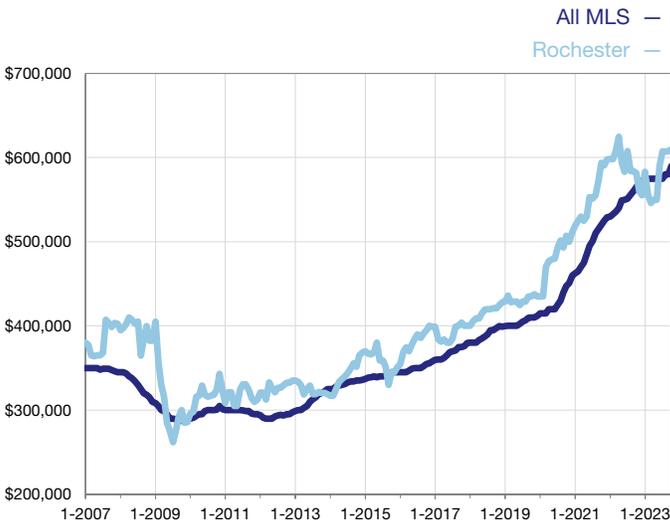
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	19	6	- 68.4%
Closed Sales	2	0	- 100.0%	23	5	- 78.3%
Median Sales Price*	\$543,350	\$0	- 100.0%	\$514,500	\$714,870	+ 38.9%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	3.3	5.0	+ 51.5%	--	--	--
Cumulative Days on Market Until Sale	33	0	- 100.0%	54	64	+ 18.5%
Percent of Original List Price Received*	100.4%	0.0%	- 100.0%	103.5%	108.1%	+ 4.4%
New Listings	0	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

