

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rochester

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	47	49	+ 4.3%
Closed Sales	7	2	- 71.4%	51	45	- 11.8%
Median Sales Price*	\$485,000	\$660,000	+ 36.1%	\$550,000	\$624,900	+ 13.6%
Inventory of Homes for Sale	15	7	- 53.3%	--	--	--
Months Supply of Inventory	3.2	1.7	- 46.9%	--	--	--
Cumulative Days on Market Until Sale	47	17	- 63.8%	34	55	+ 61.8%
Percent of Original List Price Received*	97.6%	101.5%	+ 4.0%	99.0%	98.5%	- 0.5%
New Listings	7	5	- 28.6%	64	52	- 18.8%

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

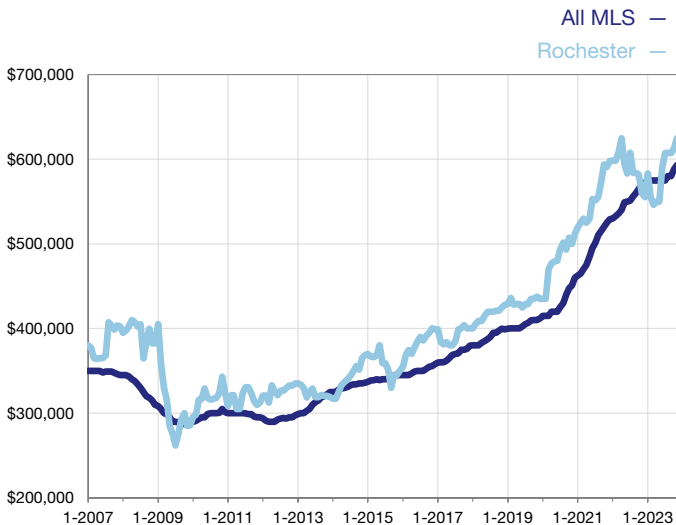
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	19	6	- 68.4%
Closed Sales	0	2	--	23	7	- 69.6%
Median Sales Price*	\$0	\$689,775	--	\$514,500	\$711,500	+ 38.3%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	2.9	5.8	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	251	--	54	117	+ 116.7%
Percent of Original List Price Received*	0.0%	100.3%	--	103.5%	105.9%	+ 2.3%
New Listings	0	1	--	19	7	- 63.2%

* 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

