

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Rochester

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	48	52	+ 8.3%
Closed Sales	1	4	+ 300.0%	52	49	- 5.8%
Median Sales Price*	\$900,000	<b>\$745,500</b>	- 17.2%	\$555,000	<b>\$635,000</b>	+ 14.4%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	3.0	1.4	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	22	98	+ 345.5%	34	59	+ 73.5%
Percent of Original List Price Received*	102.9%	<b>100.8%</b>	- 2.0%	99.1%	<b>98.7%</b>	- 0.4%
New Listings	1	4	+ 300.0%	65	56	- 13.8%

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

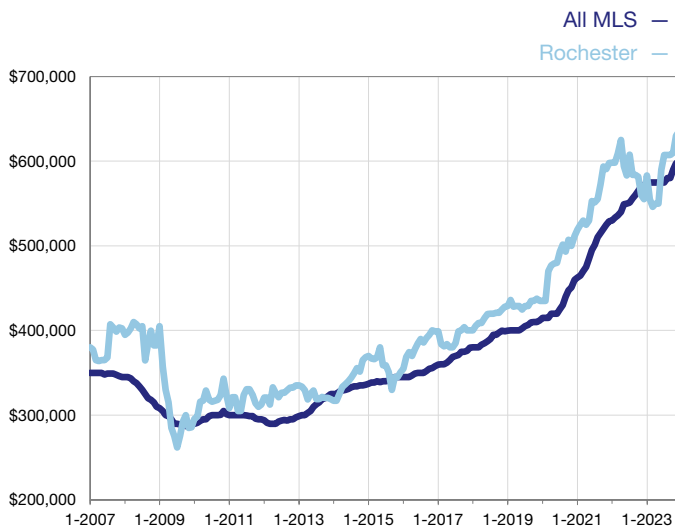
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	19	7	- 63.2%
Closed Sales	4	1	- 75.0%	27	8	- 70.4%
Median Sales Price*	\$540,700	<b>\$701,925</b>	+ 29.8%	\$522,700	<b>\$708,025</b>	+ 35.5%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	2.9	3.4	+ 17.2%	--	--	--
Cumulative Days on Market Until Sale	84	474	+ 464.3%	59	162	+ 174.6%
Percent of Original List Price Received*	102.3%	<b>108.2%</b>	+ 5.8%	103.4%	<b>106.2%</b>	+ 2.7%
New Listings	0	0	--	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

