

# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Rochester

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	6	+ 20.0%	25	18	- 28.0%
Closed Sales	3	3	0.0%	16	16	0.0%
Median Sales Price*	\$605,000	<b>\$860,000</b>	+ 42.1%	\$587,500	<b>\$660,000</b>	+ 12.3%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.5	2.1	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	52	21	- 59.6%	68	39	- 42.6%
Percent of Original List Price Received*	101.7%	<b>100.9%</b>	- 0.8%	96.2%	<b>96.2%</b>	0.0%
New Listings	4	7	+ 75.0%	22	22	0.0%

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

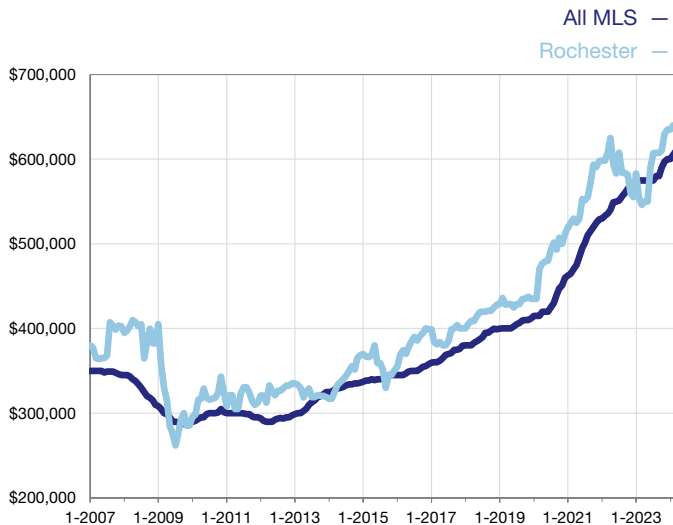
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	2	4	+ 100.0%
Closed Sales	0	1	--	0	2	--
Median Sales Price*	\$0	<b>\$701,500</b>	--	\$0	<b>\$590,750</b>	--
Inventory of Homes for Sale	5	17	+ 240.0%	--	--	--
Months Supply of Inventory	2.5	14.9	+ 496.0%	--	--	--
Cumulative Days on Market Until Sale	0	8	--	0	26	--
Percent of Original List Price Received*	0.0%	<b>106.4%</b>	--	0.0%	<b>103.2%</b>	--
New Listings	0	8	--	0	19	--

\* 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

