

Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rochester

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	5	+ 25.0%	31	26	- 16.1%
Closed Sales	6	4	- 33.3%	27	24	- 11.1%
Median Sales Price*	\$770,000	\$465,000	- 39.6%	\$610,000	\$660,000	+ 8.2%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	1.6	1.8	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	95	15	- 84.2%	66	46	- 30.3%
Percent of Original List Price Received*	98.1%	104.7%	+ 6.7%	97.2%	97.0%	- 0.2%
New Listings	4	2	- 50.0%	28	30	+ 7.1%

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

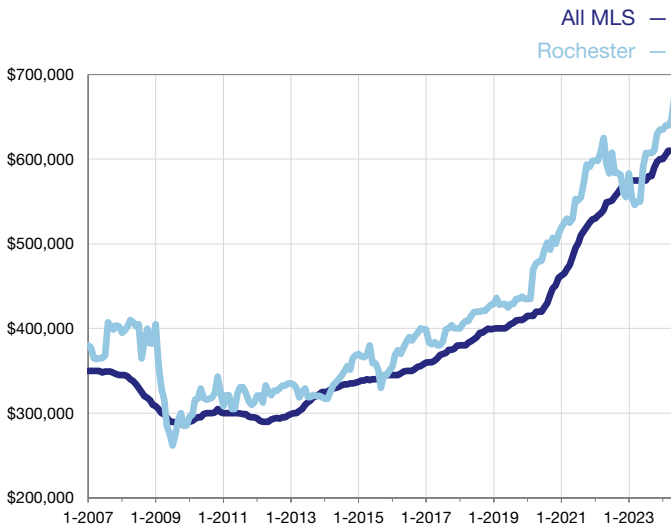
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	2	4	+ 100.0%
Closed Sales	1	0	- 100.0%	2	3	+ 50.0%
Median Sales Price*	\$715,900	\$0	- 100.0%	\$715,385	\$664,850	- 7.1%
Inventory of Homes for Sale	6	17	+ 183.3%	--	--	--
Months Supply of Inventory	3.3	14.9	+ 351.5%	--	--	--
Cumulative Days on Market Until Sale	9	0	- 100.0%	27	93	+ 244.4%
Percent of Original List Price Received*	108.6%	0.0%	- 100.0%	108.6%	102.4%	- 5.7%
New Listings	1	0	- 100.0%	1	19	+ 1,800.0%

* 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

