

Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rochester

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	3	- 40.0%	36	29	- 19.4%
Closed Sales	5	5	0.0%	32	29	- 9.4%
Median Sales Price*	\$740,000	\$700,000	- 5.4%	\$619,950	\$680,000	+ 9.7%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--
Cumulative Days on Market Until Sale	58	52	- 10.3%	65	47	- 27.7%
Percent of Original List Price Received*	98.5%	98.3%	- 0.2%	97.4%	97.2%	- 0.2%
New Listings	7	6	- 14.3%	35	36	+ 2.9%

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

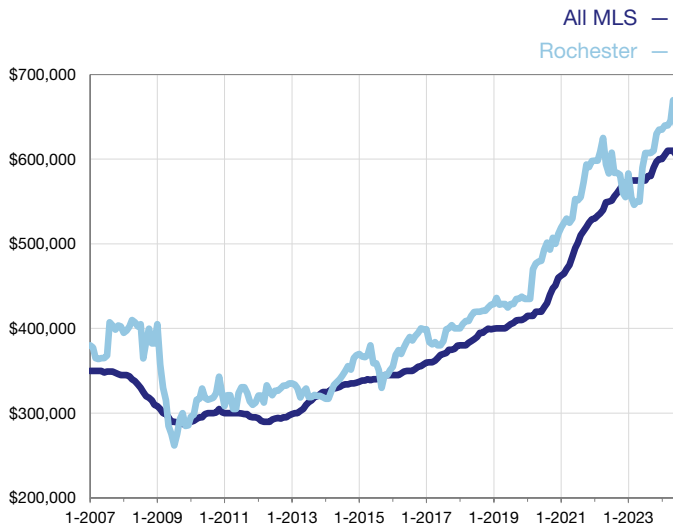
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	1	0.0%	3	5	+ 66.7%
Closed Sales	0	0	--	2	3	+ 50.0%
Median Sales Price*	\$0	\$0	--	\$715,385	\$664,850	- 7.1%
Inventory of Homes for Sale	9	16	+ 77.8%	--	--	--
Months Supply of Inventory	5.6	14.0	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	27	93	+ 244.4%
Percent of Original List Price Received*	0.0%	0.0%	--	108.6%	102.4%	- 5.7%
New Listings	5	0	- 100.0%	6	19	+ 216.7%

* 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

