

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Rochester

### Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	7	+ 40.0%	41	34	- 17.1%
Closed Sales	5	4	- 20.0%	37	33	- 10.8%
Median Sales Price*	\$601,300	<b>\$764,500</b>	+ 27.1%	\$615,000	<b>\$682,500</b>	+ 11.0%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	1.4	2.9	+ 107.1%	--	--	--
Cumulative Days on Market Until Sale	39	55	+ 41.0%	61	48	- 21.3%
Percent of Original List Price Received*	101.6%	95.5%	- 6.0%	98.0%	97.0%	- 1.0%
New Listings	3	8	+ 166.7%	38	44	+ 15.8%

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

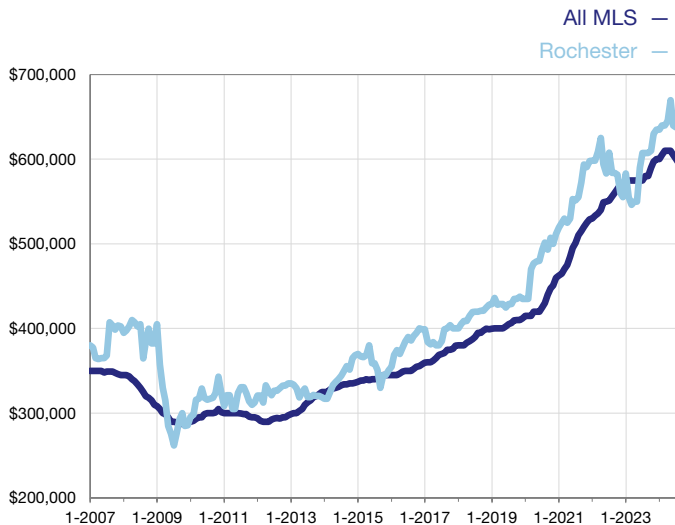
### Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	3	6	+ 100.0%
Closed Sales	3	1	- 66.7%	5	4	- 20.0%
Median Sales Price*	\$711,500	<b>\$698,075</b>	- 1.9%	\$714,870	<b>\$681,463</b>	- 4.7%
Inventory of Homes for Sale	9	16	+ 77.8%	--	--	--
Months Supply of Inventory	7.2	14.2	+ 97.2%	--	--	--
Cumulative Days on Market Until Sale	88	57	- 35.2%	64	84	+ 31.3%
Percent of Original List Price Received*	107.8%	101.8%	- 5.6%	108.1%	102.3%	- 5.4%
New Listings	0	1	--	6	20	+ 233.3%

\* 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

