

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Rochester

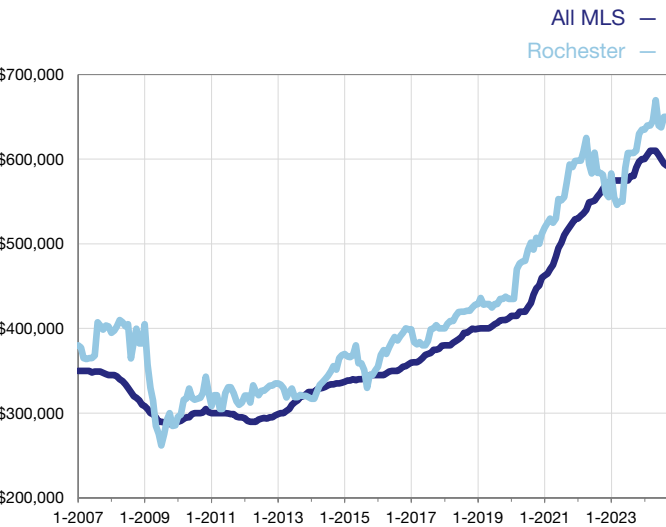
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	4	+ 300.0%	42	38	- 9.5%
Closed Sales	4	5	+ 25.0%	41	38	- 7.3%
Median Sales Price*	\$692,500	\$560,000	- 19.1%	\$615,000	\$660,000	+ 7.3%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	2.2	1.8	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	35	44	+ 25.7%	59	48	- 18.6%
Percent of Original List Price Received*	99.3%	99.9%	+ 0.6%	98.1%	97.4%	- 0.7%
New Listings	5	2	- 60.0%	43	45	+ 4.7%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	4	5	+ 25.0%
Closed Sales	0	1	--	5	5	0.0%
Median Sales Price*	\$0	\$702,500	--	\$714,870	\$698,075	- 2.3%
Inventory of Homes for Sale	8	17	+ 112.5%	--	--	--
Months Supply of Inventory	8.0	14.6	+ 82.5%	--	--	--
Cumulative Days on Market Until Sale	0	112	--	64	89	+ 39.1%
Percent of Original List Price Received*	0.0%	102.4%	--	108.1%	102.3%	- 5.4%
New Listings	0	0	--	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

