

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rochester

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	2	- 33.3%	45	40	- 11.1%
Closed Sales	2	2	0.0%	43	40	- 7.0%
Median Sales Price*	\$636,506	\$639,000	+ 0.4%	\$615,000	\$660,000	+ 7.3%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	24	71	+ 195.8%	57	49	- 14.0%
Percent of Original List Price Received*	103.2%	95.1%	- 7.8%	98.4%	97.3%	- 1.1%
New Listings	4	2	- 50.0%	47	47	0.0%

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

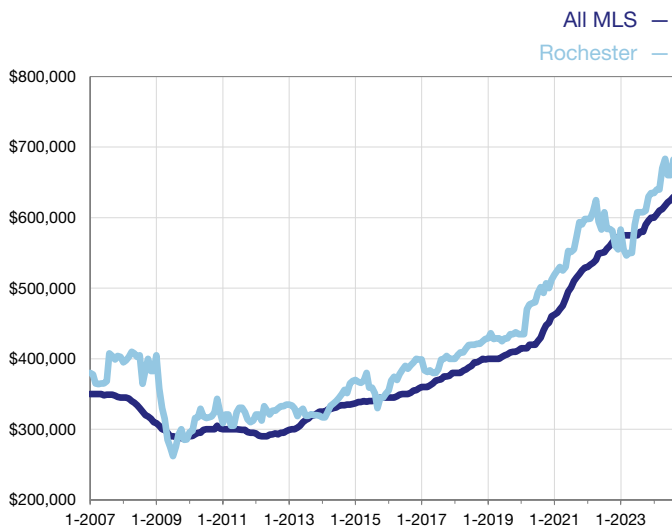
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	7	+ 250.0%	6	12	+ 100.0%
Closed Sales	0	1	--	5	6	+ 20.0%
Median Sales Price*	\$0	\$726,500	--	\$714,870	\$699,788	- 2.1%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	5.0	5.5	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	0	14	--	64	77	+ 20.3%
Percent of Original List Price Received*	0.0%	102.3%	--	108.1%	102.3%	- 5.4%
New Listings	0	1	--	6	21	+ 250.0%

* 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

