

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rochester

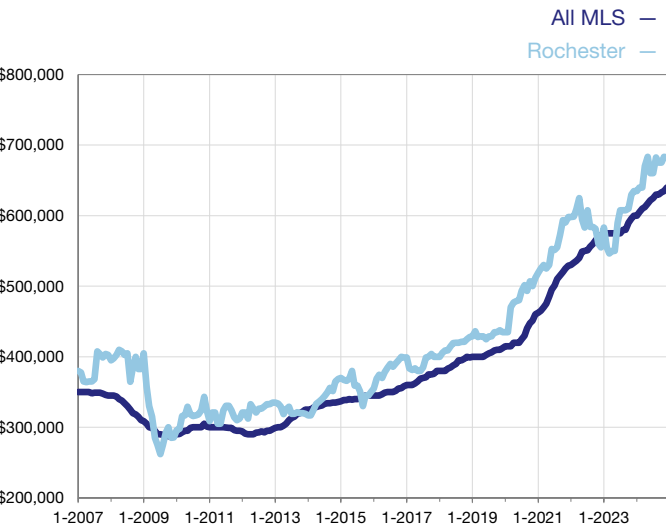
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	1	- 75.0%	52	46	- 11.5%
Closed Sales	4	3	- 25.0%	49	49	0.0%
Median Sales Price*	\$745,500	\$700,000	- 6.1%	\$635,000	\$682,500	+ 7.5%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	98	76	- 22.4%	59	50	- 15.3%
Percent of Original List Price Received*	100.8%	95.6%	- 5.2%	98.7%	96.8%	- 1.9%
New Listings	4	1	- 75.0%	56	50	- 10.7%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	6	12	+ 100.0%
Closed Sales	1	3	+ 200.0%	8	9	+ 12.5%
Median Sales Price*	\$701,925	\$702,475	+ 0.1%	\$708,025	\$701,500	- 0.9%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	4.2	4.1	- 2.4%	--	--	--
Cumulative Days on Market Until Sale	474	205	- 56.8%	162	120	- 25.9%
Percent of Original List Price Received*	108.2%	101.2%	- 6.5%	106.2%	101.9%	- 4.0%
New Listings	0	0	--	7	22	+ 214.3%

* 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

