

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rochester

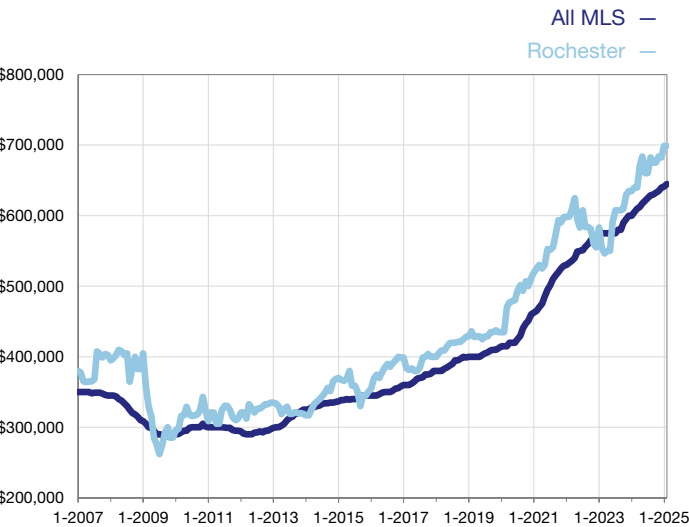
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	3	0.0%	9	4	- 55.6%
Closed Sales	5	1	- 80.0%	11	1	- 90.9%
Median Sales Price*	\$451,000	\$650,000	+ 44.1%	\$640,000	\$650,000	+ 1.6%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	40	19	- 52.5%	48	19	- 60.4%
Percent of Original List Price Received*	93.7%	108.3%	+ 15.6%	94.5%	108.3%	+ 14.6%
New Listings	1	3	+ 200.0%	9	5	- 44.4%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	2	1	- 50.0%
Closed Sales	1	1	0.0%	1	3	+ 200.0%
Median Sales Price*	\$480,000	\$689,900	+ 43.7%	\$480,000	\$719,050	+ 49.8%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	7.7	2.7	- 64.9%	--	--	--
Cumulative Days on Market Until Sale	44	95	+ 115.9%	44	189	+ 329.5%
Percent of Original List Price Received*	100.0%	96.0%	- 4.0%	100.0%	101.9%	+ 1.9%
New Listings	0	0	--	9	0	- 100.0%

* 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

