

Local Market Update – May 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rochester

Single-Family Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	8	+ 166.7%	21	18	- 14.3%
Closed Sales	4	2	- 50.0%	20	11	- 45.0%
Median Sales Price*	\$841,250	\$774,950	- 7.9%	\$681,250	\$750,000	+ 10.1%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	3.1	2.3	- 25.8%	--	--	--
Cumulative Days on Market Until Sale	106	17	- 84.0%	53	53	0.0%
Percent of Original List Price Received*	92.4%	100.0%	+ 8.2%	95.5%	98.4%	+ 3.0%
New Listings	7	4	- 42.9%	28	23	- 17.9%

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

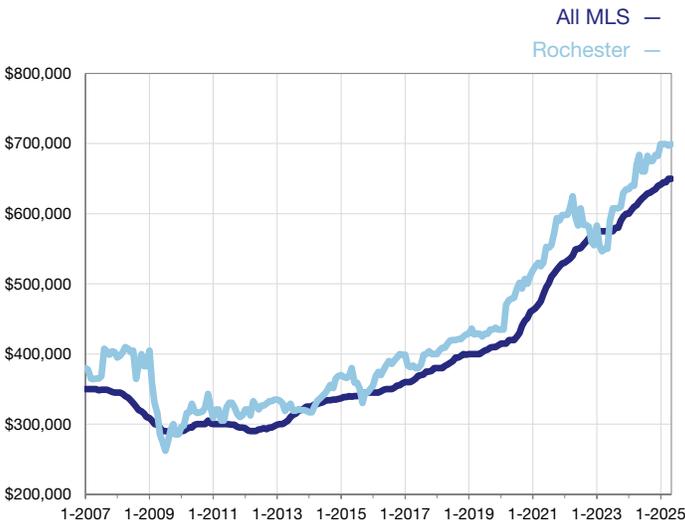
Condominium Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	4	3	- 25.0%
Closed Sales	1	0	- 100.0%	3	4	+ 33.3%
Median Sales Price*	\$664,850	\$0	- 100.0%	\$664,850	\$708,025	+ 6.5%
Inventory of Homes for Sale	17	4	- 76.5%	--	--	--
Months Supply of Inventory	14.9	1.8	- 87.9%	--	--	--
Cumulative Days on Market Until Sale	226	0	- 100.0%	93	229	+ 146.2%
Percent of Original List Price Received*	100.9%	0.0%	- 100.0%	102.4%	101.8%	- 0.6%
New Listings	0	0	--	19	1	- 94.7%

* 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

