

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Rochester

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	1	0.0%	45	43	- 4.4%
Closed Sales	3	4	+ 33.3%	49	40	- 18.4%
Median Sales Price*	\$700,000	<b>\$752,450</b>	+ 7.5%	\$682,500	<b>\$692,500</b>	+ 1.5%
Inventory of Homes for Sale	5	12	+ 140.0%	--	--	--
Months Supply of Inventory	1.3	3.3	+ 153.8%	--	--	--
Cumulative Days on Market Until Sale	76	118	+ 55.3%	50	53	+ 6.0%
Percent of Original List Price Received*	95.6%	86.0%	- 10.0%	96.8%	97.2%	+ 0.4%
New Listings	1	1	0.0%	50	61	+ 22.0%

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

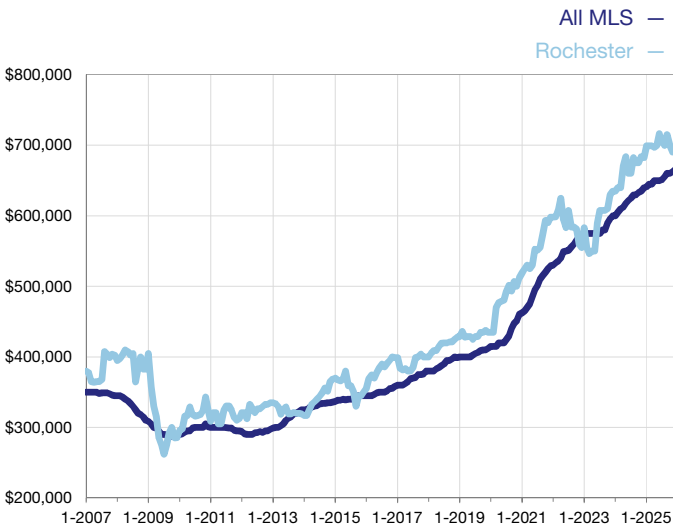
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	3	+ 200.0%	12	10	- 16.7%
Closed Sales	3	1	- 66.7%	9	10	+ 11.1%
Median Sales Price*	\$702,475	<b>\$730,000</b>	+ 3.9%	\$701,500	<b>\$694,888</b>	- 0.9%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	4.1	0.7	- 82.9%	--	--	--
Cumulative Days on Market Until Sale	205	15	- 92.7%	120	262	+ 118.3%
Percent of Original List Price Received*	101.2%	97.5%	- 3.7%	101.9%	101.7%	- 0.2%
New Listings	0	1	--	22	8	- 63.6%

\* 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

