

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rochester

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	5	+ 150.0%	3	8	+ 166.7%
Closed Sales	1	2	+ 100.0%	1	6	+ 500.0%
Median Sales Price*	\$650,000	\$610,000	- 6.2%	\$650,000	\$610,000	- 6.2%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	1.8	2.3	+ 27.8%	--	--	--
Cumulative Days on Market Until Sale	19	180	+ 847.4%	19	79	+ 315.8%
Percent of Original List Price Received*	108.3%	81.6%	- 24.7%	108.3%	93.3%	- 13.9%
New Listings	3	6	+ 100.0%	5	7	+ 40.0%

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

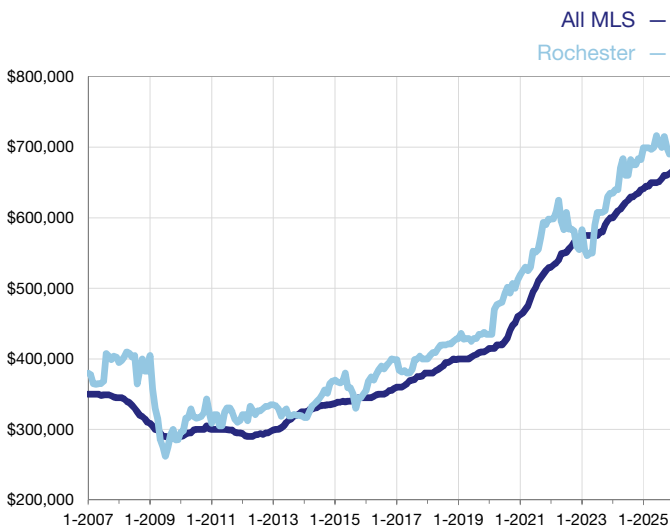
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	0	- 100.0%	1	1	0.0%
Closed Sales	1	0	- 100.0%	3	3	0.0%
Median Sales Price*	\$689,900	\$0	- 100.0%	\$719,050	\$679,900	- 5.4%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	2.7	2.3	- 14.8%	--	--	--
Cumulative Days on Market Until Sale	95	0	- 100.0%	189	19	- 89.9%
Percent of Original List Price Received*	96.0%	0.0%	- 100.0%	101.9%	101.9%	0.0%
New Listings	0	2	--	0	2	--

* 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

