

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rochester

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	7	+ 40.0%	8	13	+ 62.5%
Closed Sales	4	2	- 50.0%	5	8	+ 60.0%
Median Sales Price*	\$574,450	\$802,450	+ 39.7%	\$599,900	\$647,500	+ 7.9%
Inventory of Homes for Sale	3	9	+ 200.0%	--	--	--
Months Supply of Inventory	0.9	2.3	+ 155.6%	--	--	--
Cumulative Days on Market Until Sale	84	212	+ 152.4%	71	112	+ 57.7%
Percent of Original List Price Received*	93.8%	96.1%	+ 2.5%	96.7%	94.0%	- 2.8%
New Listings	2	7	+ 250.0%	7	13	+ 85.7%

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

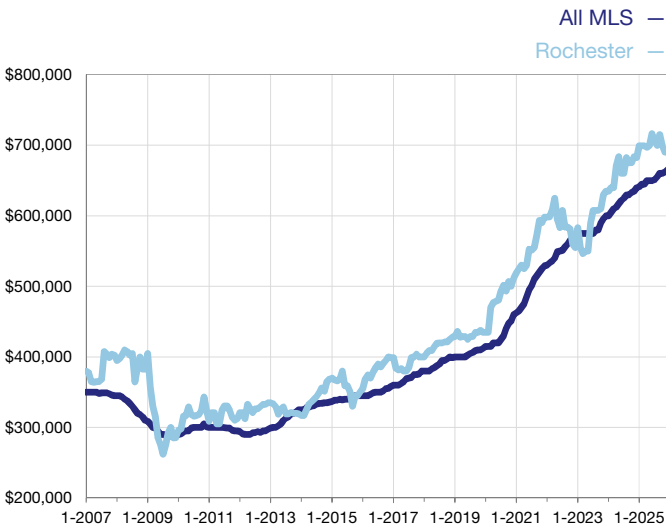
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	1	--	1	2	+ 100.0%
Closed Sales	1	0	- 100.0%	4	3	- 25.0%
Median Sales Price*	\$697,000	\$0	- 100.0%	\$708,025	\$679,900	- 4.0%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	3.0	1.6	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	347	0	- 100.0%	229	19	- 91.7%
Percent of Original List Price Received*	101.6%	0.0%	- 100.0%	101.8%	101.9%	+ 0.1%
New Listings	1	0	- 100.0%	1	2	+ 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

