

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rochester

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	7	+ 250.0%	10	17	+ 70.0%
Closed Sales	4	2	- 50.0%	9	10	+ 11.1%
Median Sales Price*	\$793,450	\$601,000	- 24.3%	\$695,000	\$613,500	- 11.7%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	4.2	2.2	- 47.6%	--	--	--
Cumulative Days on Market Until Sale	48	28	- 41.7%	61	95	+ 55.7%
Percent of Original List Price Received*	99.8%	100.6%	+ 0.8%	98.1%	95.3%	- 2.9%
New Listings	12	5	- 58.3%	19	17	- 10.5%

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

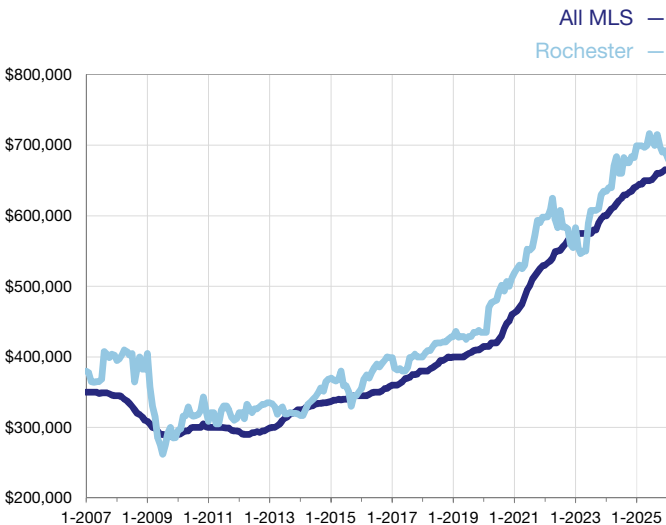
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	1	- 50.0%	3	2	- 33.3%
Closed Sales	0	0	--	4	3	- 25.0%
Median Sales Price*	\$0	\$0	--	\$708,025	\$679,900	- 4.0%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	1.8	4.4	+ 144.4%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	229	19	- 91.7%
Percent of Original List Price Received*	0.0%	0.0%	--	101.8%	101.9%	+ 0.1%
New Listings	0	3	--	1	5	+ 400.0%

* 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

