

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rochester

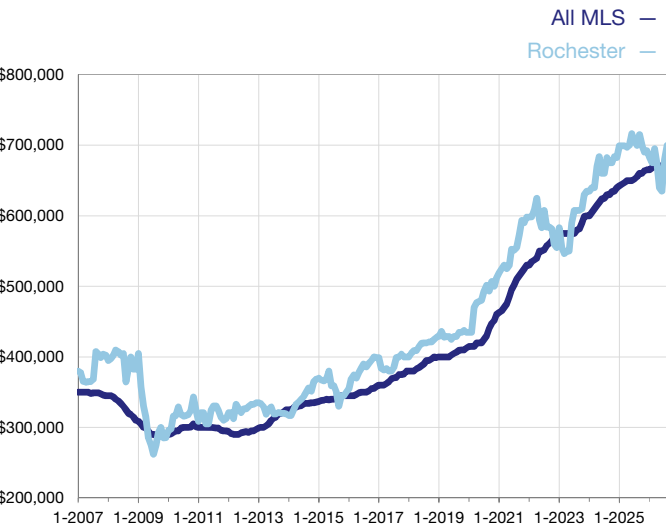
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	8	+ 100.0%	26	37	+ 42.3%
Closed Sales	2	5	+ 150.0%	20	33	+ 65.0%
Median Sales Price*	\$626,500	\$850,000	+ 35.7%	\$765,000	\$739,900	- 3.3%
Inventory of Homes for Sale	19	11	- 42.1%	--	--	--
Months Supply of Inventory	6.2	2.4	- 61.3%	--	--	--
Cumulative Days on Market Until Sale	17	124	+ 629.4%	49	79	+ 61.2%
Percent of Original List Price Received*	104.7%	98.3%	- 6.1%	99.5%	98.4%	- 1.1%
New Listings	6	3	- 50.0%	42	40	- 4.8%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	5	5	0.0%
Closed Sales	0	0	--	7	6	- 14.3%
Median Sales Price*	\$0	\$0	--	\$697,000	\$661,450	- 5.1%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	1.6	5.3	+ 231.3%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	286	169	- 40.9%
Percent of Original List Price Received*	0.0%	0.0%	--	102.3%	100.3%	- 2.0%
New Listings	1	2	+ 100.0%	3	9	+ 200.0%

* 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

