

Local Market Update – July 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rutland

Single-Family Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	9	10	+ 11.1%	59	84	+ 42.4%
Closed Sales	9	16	+ 77.8%	52	60	+ 15.4%
Median Sales Price*	\$332,000	\$366,250	+ 10.3%	\$309,950	\$347,500	+ 12.1%
Inventory of Homes for Sale	26	24	- 7.7%	--	--	--
Months Supply of Inventory	2.9	2.7	- 6.9%	--	--	--
Cumulative Days on Market Until Sale	35	29	- 17.1%	63	51	- 19.0%
Percent of Original List Price Received*	97.7%	99.1%	+ 1.4%	97.6%	98.9%	+ 1.3%
New Listings	13	16	+ 23.1%	85	96	+ 12.9%

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

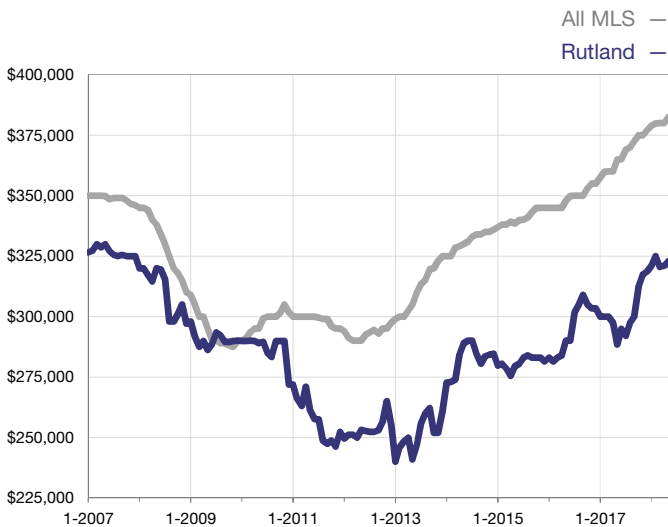
Condominium Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	4	2	- 50.0%	11	10	- 9.1%
Closed Sales	4	2	- 50.0%	12	10	- 16.7%
Median Sales Price*	\$238,200	\$119,950	- 49.6%	\$185,000	\$124,500	- 32.7%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	1.7	3.2	+ 88.2%	--	--	--
Cumulative Days on Market Until Sale	108	32	- 70.4%	69	41	- 40.6%
Percent of Original List Price Received*	107.4%	100.0%	- 6.9%	96.8%	96.7%	- 0.1%
New Listings	5	6	+ 20.0%	16	17	+ 6.3%

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

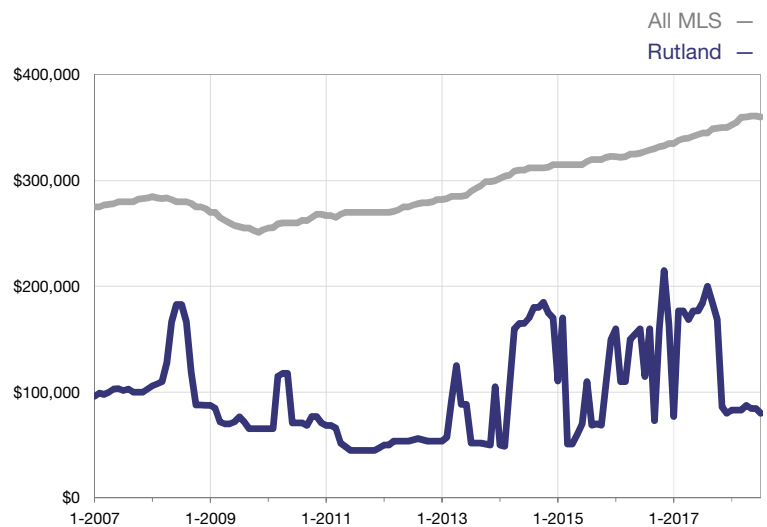
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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