

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rutland

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	9	10	+ 11.1%	81	77	- 4.9%
Closed Sales	16	18	+ 12.5%	60	67	+ 11.7%
Median Sales Price*	\$366,250	\$333,750	- 8.9%	\$347,500	\$329,990	- 5.0%
Inventory of Homes for Sale	31	21	- 32.3%	--	--	--
Months Supply of Inventory	3.4	2.2	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	29	36	+ 24.1%	51	65	+ 27.5%
Percent of Original List Price Received*	99.1%	97.2%	- 1.9%	99.0%	96.5%	- 2.5%
New Listings	16	7	- 56.3%	96	82	- 14.6%

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

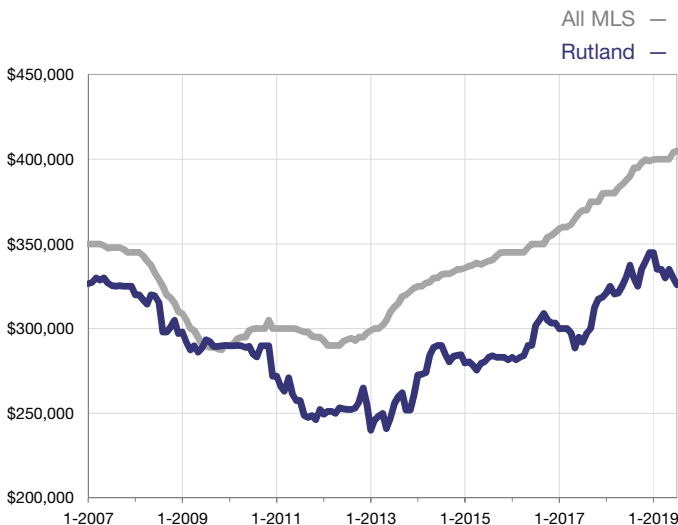
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	2	7	+ 250.0%	10	21	+ 110.0%
Closed Sales	2	2	0.0%	10	16	+ 60.0%
Median Sales Price*	\$119,950	\$155,000	+ 29.2%	\$124,500	\$98,700	- 20.7%
Inventory of Homes for Sale	8	1	- 87.5%	--	--	--
Months Supply of Inventory	3.2	0.4	- 87.5%	--	--	--
Cumulative Days on Market Until Sale	32	38	+ 18.8%	41	30	- 26.8%
Percent of Original List Price Received*	100.0%	98.6%	- 1.4%	96.7%	99.1%	+ 2.5%
New Listings	6	6	0.0%	17	22	+ 29.4%

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

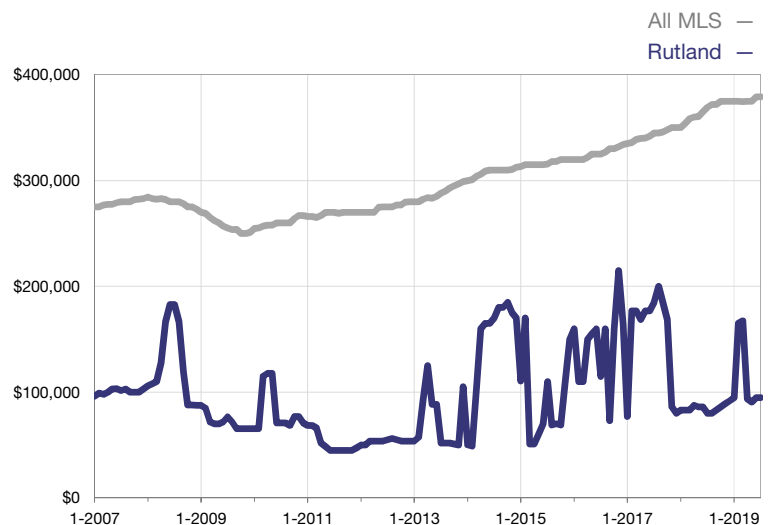
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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