Local Market Update – September 2020

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Rutland

Single-Family Properties

	September			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	10	**9**	- 10.0%	94	**91**	- 3.2%
Closed Sales	6	**15**	+ 150.0%	92	**72**	- 21.7%
Median Sales Price*	$432,400	**$397,000**	- 8.2%	$340,000	**$379,900**	+ 11.7%
Inventory of Homes for Sale	26	**9**	- 65.4%	--	--	--
Months Supply of Inventory	2.6	**1.0**	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	68	**24**	- 64.7%	66	**38**	- 42.4%
Percent of Original List Price Received*	98.0%	**104.2%**	+ 6.3%	97.2%	**100.5%**	+ 3.4%
New Listings	14	**7**	- 50.0%	106	**96**	- 9.4%

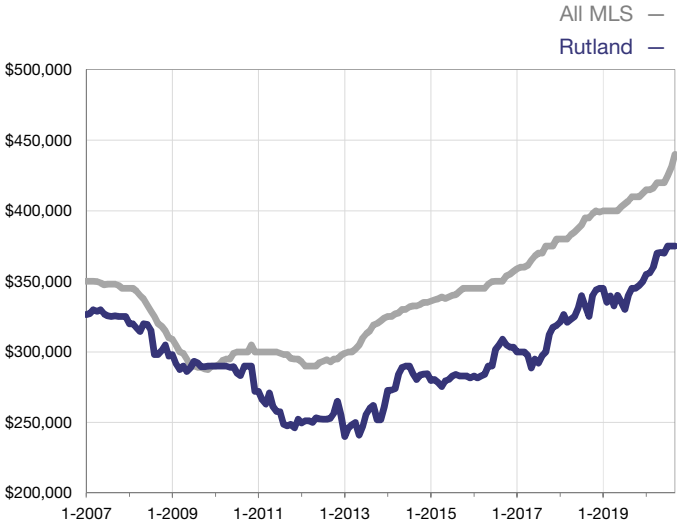
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

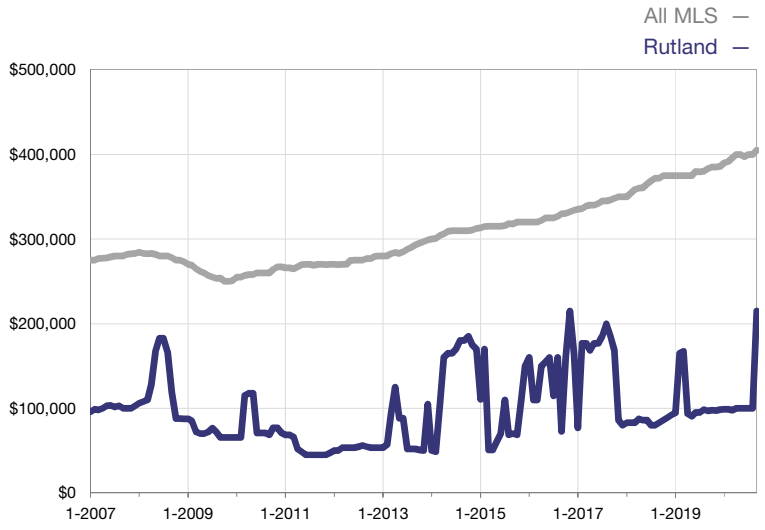
	September			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	2	**5**	+ 150.0%	27	**28**	+ 3.7%
Closed Sales	5	**4**	- 20.0%	25	**20**	- 20.0%
Median Sales Price*	$95,000	**$327,200**	+ 244.4%	$95,000	**$238,000**	+ 150.5%
Inventory of Homes for Sale	8	**4**	- 50.0%	--	--	--
Months Supply of Inventory	3.1	**1.6**	- 48.4%	--	--	--
Cumulative Days on Market Until Sale	17	**34**	+ 100.0%	25	**24**	- 4.0%
Percent of Original List Price Received*	97.4%	**100.1%**	+ 2.8%	98.9%	**98.4%**	- 0.5%
New Listings	4	**5**	+ 25.0%	35	**36**	+ 2.9%

* 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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