

# Local Market Update – October 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Rutland

### Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	12	14	+ 16.7%	106	103	- 2.8%
Closed Sales	11	12	+ 9.1%	103	84	- 18.4%
Median Sales Price*	\$385,000	<b>\$374,500</b>	- 2.7%	\$347,000	<b>\$379,000</b>	+ 9.2%
Inventory of Homes for Sale	21	10	- 52.4%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--
Cumulative Days on Market Until Sale	58	24	- 58.6%	65	36	- 44.6%
Percent of Original List Price Received*	98.1%	<b>101.2%</b>	+ 3.2%	97.3%	<b>100.6%</b>	+ 3.4%
New Listings	9	13	+ 44.4%	115	109	- 5.2%

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

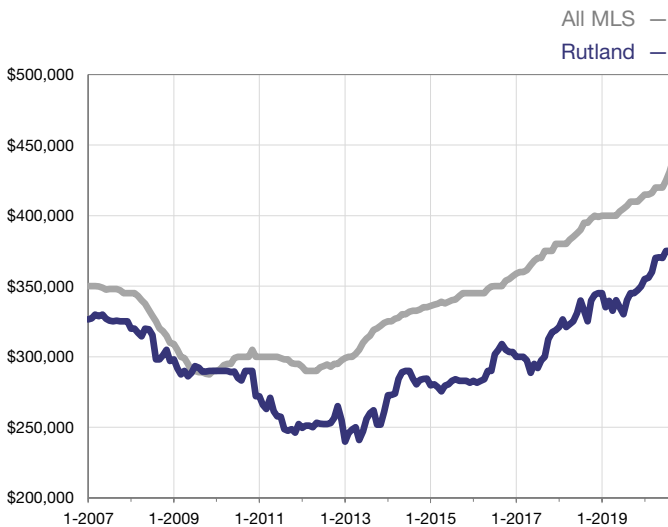
### Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	4	0	- 100.0%	31	28	- 9.7%
Closed Sales	3	5	+ 66.7%	28	25	- 10.7%
Median Sales Price*	\$99,900	<b>\$299,900</b>	+ 200.2%	\$97,469	<b>\$265,000</b>	+ 171.9%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	2.3	1.1	- 52.2%	--	--	--
Cumulative Days on Market Until Sale	73	65	- 11.0%	30	33	+ 10.0%
Percent of Original List Price Received*	96.5%	<b>101.7%</b>	+ 5.4%	98.7%	<b>99.1%</b>	+ 0.4%
New Listings	2	1	- 50.0%	37	37	0.0%

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

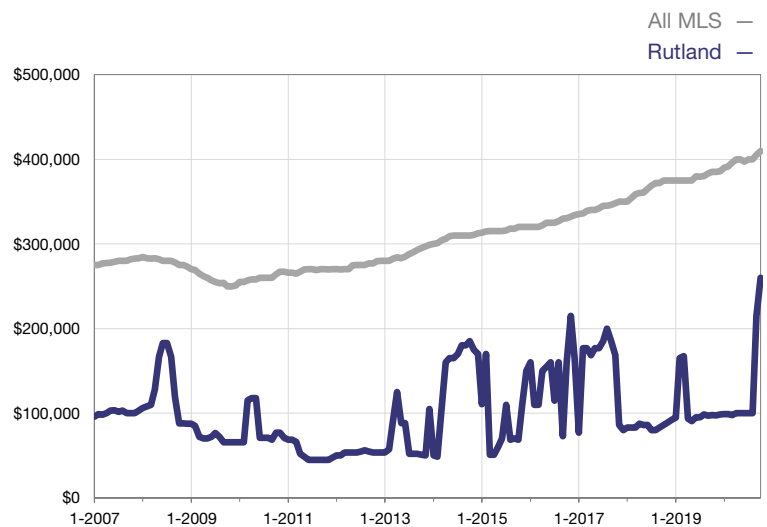
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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