

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rutland

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	14	+ 27.3%	34	37	+ 8.8%
Closed Sales	12	5	- 58.3%	25	22	- 12.0%
Median Sales Price*	\$384,950	\$417,254	+ 8.4%	\$379,900	\$404,950	+ 6.6%
Inventory of Homes for Sale	20	12	- 40.0%	--	--	--
Months Supply of Inventory	2.0	1.3	- 35.0%	--	--	--
Cumulative Days on Market Until Sale	56	140	+ 150.0%	49	77	+ 57.1%
Percent of Original List Price Received*	99.7%	105.6%	+ 5.9%	100.2%	100.6%	+ 0.4%
New Listings	9	19	+ 111.1%	41	43	+ 4.9%

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

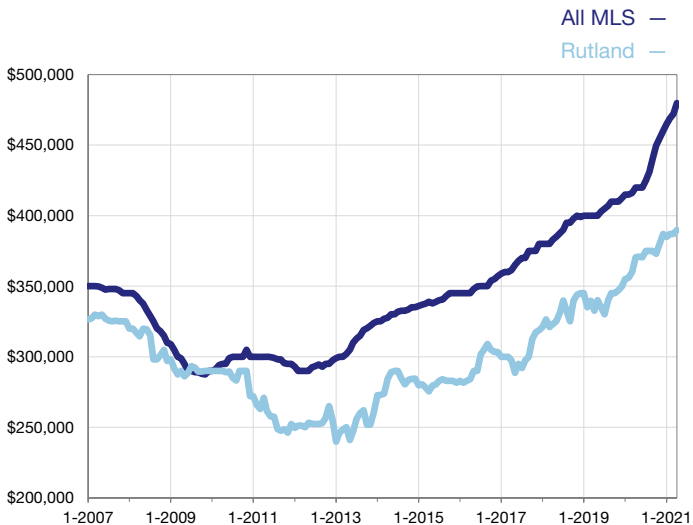
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	5	+ 66.7%	11	20	+ 81.8%
Closed Sales	4	3	- 25.0%	9	11	+ 22.2%
Median Sales Price*	\$259,304	\$345,515	+ 33.2%	\$215,000	\$115,000	- 46.5%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	1.7	0.3	- 82.4%	--	--	--
Cumulative Days on Market Until Sale	14	1	- 92.9%	14	7	- 50.0%
Percent of Original List Price Received*	99.6%	101.5%	+ 1.9%	98.7%	100.7%	+ 2.0%
New Listings	4	4	0.0%	18	18	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

