

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Rutland

### Single-Family Properties

| Key Metrics                              | May       |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2020      | 2021             | + / -    | 2020         | 2021             | + / -   |
| Pending Sales                            | 7         | 21               | + 200.0% | 41           | 57               | + 39.0% |
| Closed Sales                             | 11        | 11               | 0.0%     | 36           | 33               | - 8.3%  |
| Median Sales Price*                      | \$349,450 | <b>\$370,000</b> | + 5.9%   | \$374,900    | <b>\$394,900</b> | + 5.3%  |
| Inventory of Homes for Sale              | 21        | 7                | - 66.7%  | --           | --               | --      |
| Months Supply of Inventory               | 2.1       | 0.8              | - 61.9%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 34        | 14               | - 58.8%  | 44           | 56               | + 27.3% |
| Percent of Original List Price Received* | 98.8%     | <b>108.0%</b>    | + 9.3%   | 99.8%        | <b>103.1%</b>    | + 3.3%  |
| New Listings                             | 9         | 18               | + 100.0% | 50           | 61               | + 22.0% |

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

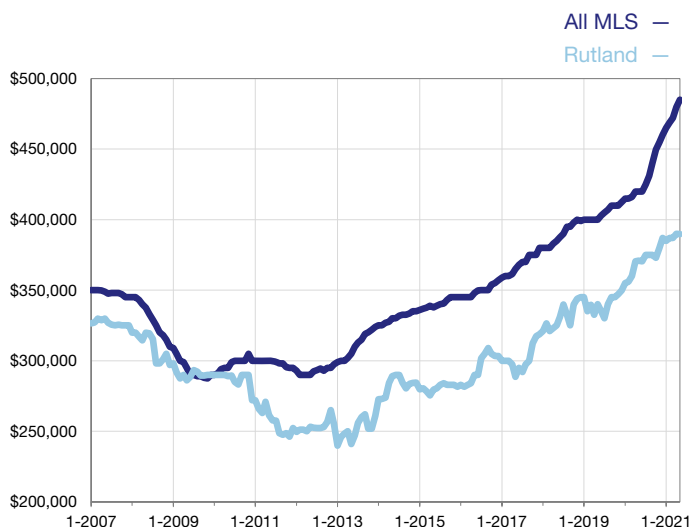
### Condominium Properties

| Key Metrics                              | May       |                  |          | Year to Date |                  |          |
|--|-----------|------------------|----------|--------------|------------------|----------|
|  | 2020      | 2021             | + / -    | 2020         | 2021             | + / -    |
| Pending Sales                            | 0         | 3                | --       | 11           | 23               | + 109.1% |
| Closed Sales                             | 1         | 3                | + 200.0% | 10           | 14               | + 40.0%  |
| Median Sales Price*                      | \$100,000 | <b>\$290,000</b> | + 190.0% | \$157,500    | <b>\$118,500</b> | - 24.8%  |
| Inventory of Homes for Sale              | 8         | 1                | - 87.5%  | --           | --               | --       |
| Months Supply of Inventory               | 2.8       | 0.3              | - 89.3%  | --           | --               | --       |
| Cumulative Days on Market Until Sale     | 20        | 8                | - 60.0%  | 15           | 7                | - 53.3%  |
| Percent of Original List Price Received* | 105.3%    | <b>104.0%</b>    | - 1.2%   | 99.4%        | <b>101.4%</b>    | + 2.0%   |
| New Listings                             | 3         | 3                | 0.0%     | 21           | 21               | 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

