

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rutland

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	3	- 57.1%	23	18	- 21.7%
Closed Sales	6	2	- 66.7%	29	18	- 37.9%
Median Sales Price*	\$560,000	\$462,500	- 17.4%	\$500,000	\$450,000	- 10.0%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	26	4	- 84.6%	39	36	- 7.7%
Percent of Original List Price Received*	103.0%	103.1%	+ 0.1%	101.6%	99.9%	- 1.7%
New Listings	11	6	- 45.5%	26	21	- 19.2%

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

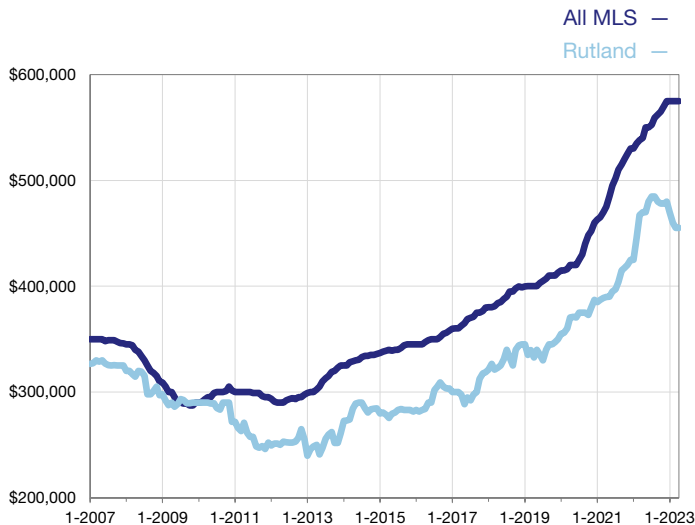
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	9	5	- 44.4%
Closed Sales	2	2	0.0%	4	7	+ 75.0%
Median Sales Price*	\$264,362	\$349,500	+ 32.2%	\$147,500	\$295,000	+ 100.0%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	19	14	- 26.3%	93	34	- 63.4%
Percent of Original List Price Received*	102.1%	99.9%	- 2.2%	100.3%	100.8%	+ 0.5%
New Listings	0	3	--	8	7	- 12.5%

* 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

