

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rutland

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	8	0.0%	31	26	- 16.1%
Closed Sales	3	2	- 33.3%	32	20	- 37.5%
Median Sales Price*	\$450,000	\$407,352	- 9.5%	\$500,000	\$450,000	- 10.0%
Inventory of Homes for Sale	15	5	- 66.7%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--
Cumulative Days on Market Until Sale	15	17	+ 13.3%	37	34	- 8.1%
Percent of Original List Price Received*	110.1%	104.2%	- 5.4%	102.4%	100.3%	- 2.1%
New Listings	15	4	- 73.3%	41	25	- 39.0%

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

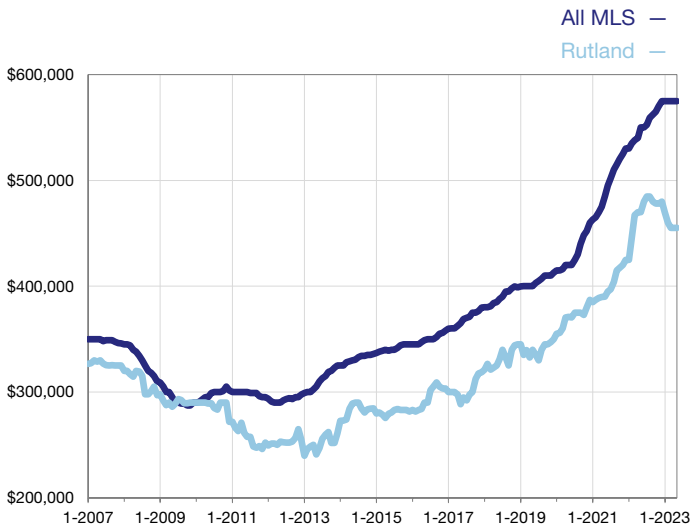
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	12	7	- 41.7%
Closed Sales	3	0	- 100.0%	7	7	0.0%
Median Sales Price*	\$368,500	\$0	- 100.0%	\$305,000	\$295,000	- 3.3%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	1.0	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	38	0	- 100.0%	69	34	- 50.7%
Percent of Original List Price Received*	100.7%	0.0%	- 100.0%	100.4%	100.8%	+ 0.4%
New Listings	4	2	- 50.0%	12	9	- 25.0%

* 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

