

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rutland

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	5	- 37.5%	53	39	- 26.4%
Closed Sales	7	8	+ 14.3%	51	36	- 29.4%
Median Sales Price*	\$455,000	\$496,000	+ 9.0%	\$500,000	\$507,500	+ 1.5%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.1%	--	--	--
Cumulative Days on Market Until Sale	26	33	+ 26.9%	31	31	0.0%
Percent of Original List Price Received*	98.9%	105.2%	+ 6.4%	102.5%	102.3%	- 0.2%
New Listings	8	7	- 12.5%	67	41	- 38.8%

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

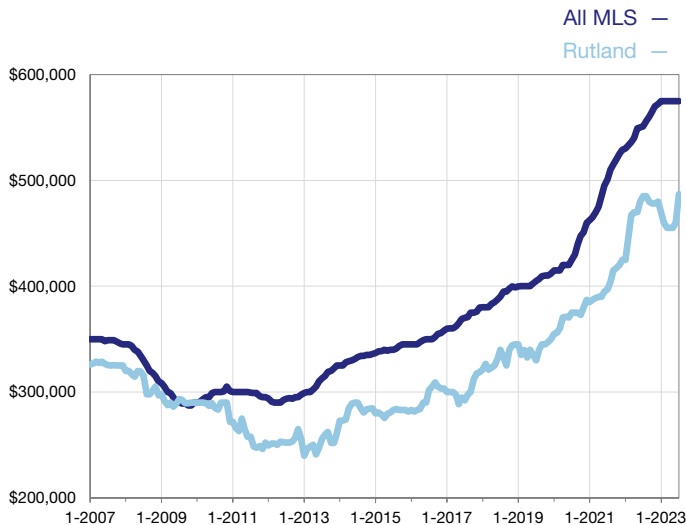
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	16	10	- 37.5%
Closed Sales	1	3	+ 200.0%	10	12	+ 20.0%
Median Sales Price*	\$399,900	\$180,000	- 55.0%	\$349,331	\$231,250	- 33.8%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	22	23	+ 4.5%	51	37	- 27.5%
Percent of Original List Price Received*	100.0%	105.2%	+ 5.2%	100.6%	100.0%	- 0.6%
New Listings	3	0	- 100.0%	17	10	- 41.2%

* 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

