

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rutland

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	8	- 11.1%	62	46	- 25.8%
Closed Sales	15	8	- 46.7%	66	44	- 33.3%
Median Sales Price*	\$506,000	\$575,000	+ 13.6%	\$500,000	\$525,000	+ 5.0%
Inventory of Homes for Sale	21	11	- 47.6%	--	--	--
Months Supply of Inventory	2.7	1.7	- 37.0%	--	--	--
Cumulative Days on Market Until Sale	20	22	+ 10.0%	28	29	+ 3.6%
Percent of Original List Price Received*	99.9%	100.6%	+ 0.7%	101.9%	102.0%	+ 0.1%
New Listings	14	12	- 14.3%	81	53	- 34.6%

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

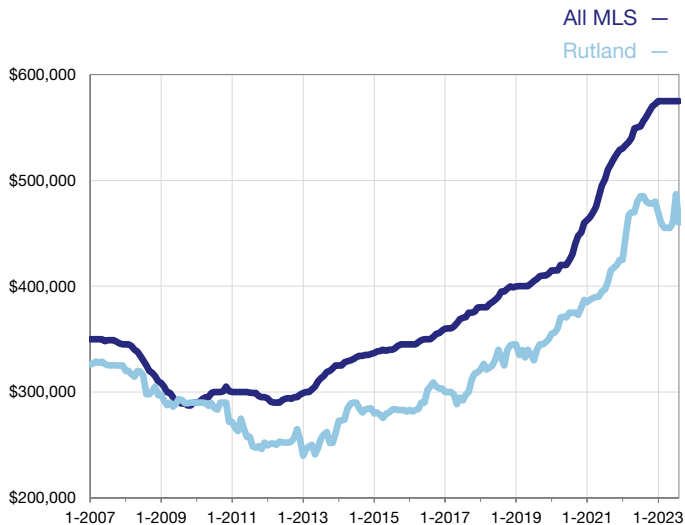
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	17	12	- 29.4%
Closed Sales	5	1	- 80.0%	15	13	- 13.3%
Median Sales Price*	\$279,900	\$152,000	- 45.7%	\$331,000	\$190,000	- 42.6%
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	7	24	+ 242.9%	36	36	0.0%
Percent of Original List Price Received*	100.6%	101.4%	+ 0.8%	100.6%	100.1%	- 0.5%
New Listings	0	4	--	17	14	- 17.6%

* 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

