

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rutland

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	94	65	- 30.9%
Closed Sales	9	1	- 88.9%	102	66	- 35.3%
Median Sales Price*	\$495,000	\$430,000	- 13.1%	\$480,000	\$511,250	+ 6.5%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
Months Supply of Inventory	1.3	2.4	+ 84.6%	--	--	--
Cumulative Days on Market Until Sale	54	5	- 90.7%	35	36	+ 2.9%
Percent of Original List Price Received*	95.2%	107.5%	+ 12.9%	99.5%	101.7%	+ 2.2%
New Listings	3	8	+ 166.7%	106	81	- 23.6%

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

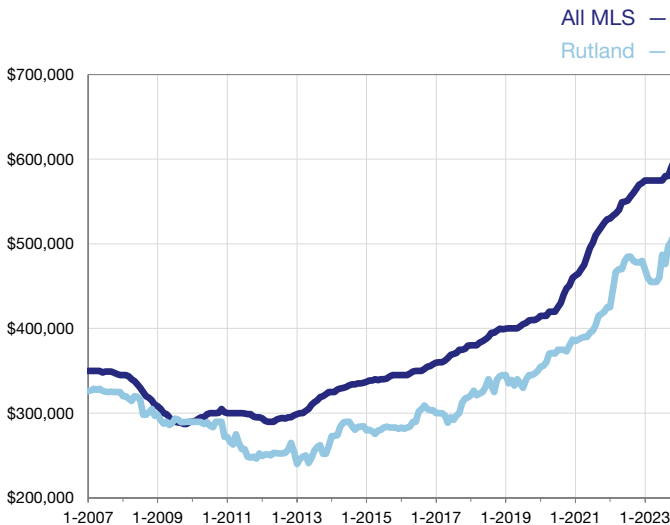
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	26	18	- 30.8%
Closed Sales	3	3	0.0%	25	20	- 20.0%
Median Sales Price*	\$466,755	\$383,000	- 17.9%	\$312,000	\$192,500	- 38.3%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.4	1.8	+ 350.0%	--	--	--
Cumulative Days on Market Until Sale	6	50	+ 733.3%	24	34	+ 41.7%
Percent of Original List Price Received*	104.0%	99.8%	- 4.0%	101.3%	101.4%	+ 0.1%
New Listings	2	1	- 50.0%	27	22	- 18.5%

* 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

