

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rutland

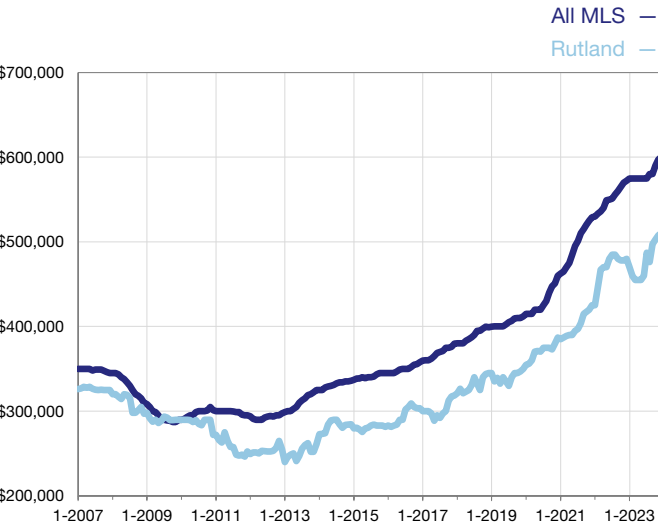
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	12	+ 9.1%	14	19	+ 35.7%
Closed Sales	5	5	0.0%	9	9	0.0%
Median Sales Price*	\$567,900	\$460,000	- 19.0%	\$395,000	\$460,000	+ 16.5%
Inventory of Homes for Sale	4	14	+ 250.0%	--	--	--
Months Supply of Inventory	0.5	2.4	+ 380.0%	--	--	--
Cumulative Days on Market Until Sale	73	119	+ 63.0%	56	79	+ 41.1%
Percent of Original List Price Received*	94.7%	101.9%	+ 7.6%	96.6%	101.3%	+ 4.9%
New Listings	7	13	+ 85.7%	11	19	+ 72.7%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	3	4	+ 33.3%
Closed Sales	1	1	0.0%	4	3	- 25.0%
Median Sales Price*	\$175,000	\$180,000	+ 2.9%	\$223,750	\$210,000	- 6.1%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.4	2.5	+ 525.0%	--	--	--
Cumulative Days on Market Until Sale	3	25	+ 733.3%	25	19	- 24.0%
Percent of Original List Price Received*	109.4%	97.3%	- 11.1%	101.4%	103.0%	+ 1.6%
New Listings	1	2	+ 100.0%	3	5	+ 66.7%

* 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

