

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rutland

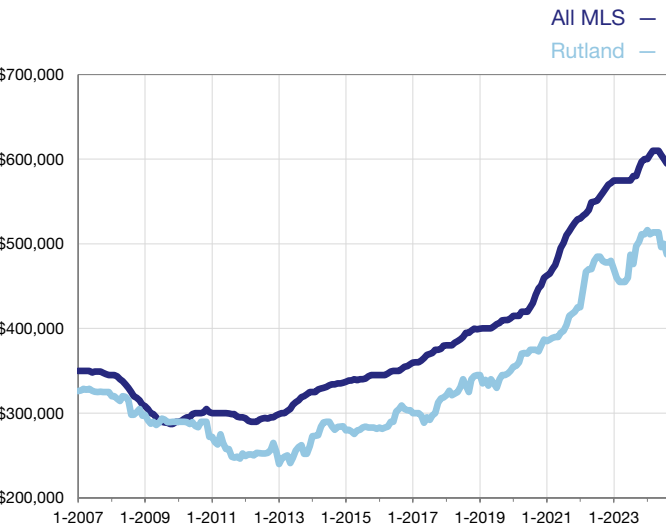
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	12	+ 33.3%	47	70	+ 48.9%
Closed Sales	8	9	+ 12.5%	44	59	+ 34.1%
Median Sales Price*	\$575,000	\$482,600	- 16.1%	\$525,000	\$575,000	+ 9.5%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	22	35	+ 59.1%	29	39	+ 34.5%
Percent of Original List Price Received*	100.6%	100.8%	+ 0.2%	102.0%	100.7%	- 1.3%
New Listings	12	8	- 33.3%	53	69	+ 30.2%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	11	16	+ 45.5%
Closed Sales	1	2	+ 100.0%	13	15	+ 15.4%
Median Sales Price*	\$152,000	\$282,950	+ 86.2%	\$190,000	\$210,000	+ 10.5%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	24	68	+ 183.3%	36	45	+ 25.0%
Percent of Original List Price Received*	101.4%	100.3%	- 1.1%	100.1%	100.0%	- 0.1%
New Listings	4	1	- 75.0%	14	15	+ 7.1%

* 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

