

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rutland

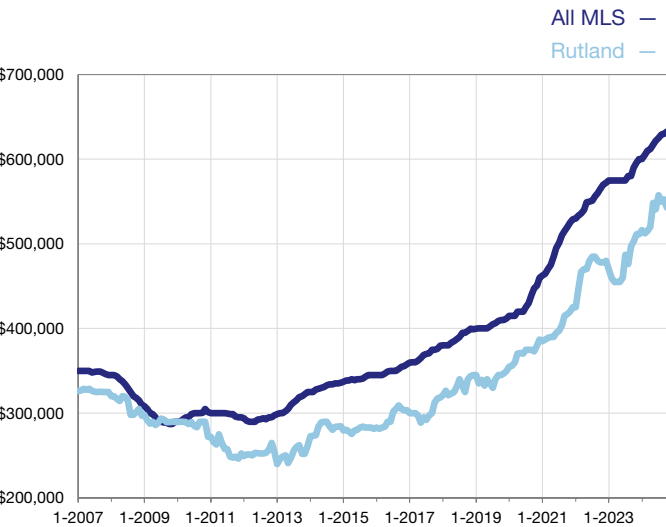
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	10	+ 42.9%	58	85	+ 46.6%
Closed Sales	6	12	+ 100.0%	57	79	+ 38.6%
Median Sales Price*	\$473,750	\$529,500	+ 11.8%	\$510,000	\$550,000	+ 7.8%
Inventory of Homes for Sale	14	19	+ 35.7%	--	--	--
Months Supply of Inventory	2.6	2.5	- 3.8%	--	--	--
Cumulative Days on Market Until Sale	32	34	+ 6.3%	28	39	+ 39.3%
Percent of Original List Price Received*	105.7%	101.8%	- 3.7%	102.5%	100.7%	- 1.8%
New Listings	9	14	+ 55.6%	67	95	+ 41.8%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	4	+ 300.0%	13	21	+ 61.5%
Closed Sales	1	0	- 100.0%	15	17	+ 13.3%
Median Sales Price*	\$116,000	\$0	- 100.0%	\$190,000	\$210,000	+ 10.5%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	3.9	0.9	- 76.9%	--	--	--
Cumulative Days on Market Until Sale	22	0	- 100.0%	33	48	+ 45.5%
Percent of Original List Price Received*	116.1%	0.0%	- 100.0%	102.0%	100.0%	- 2.0%
New Listings	3	5	+ 66.7%	19	22	+ 15.8%

* 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

