

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rutland

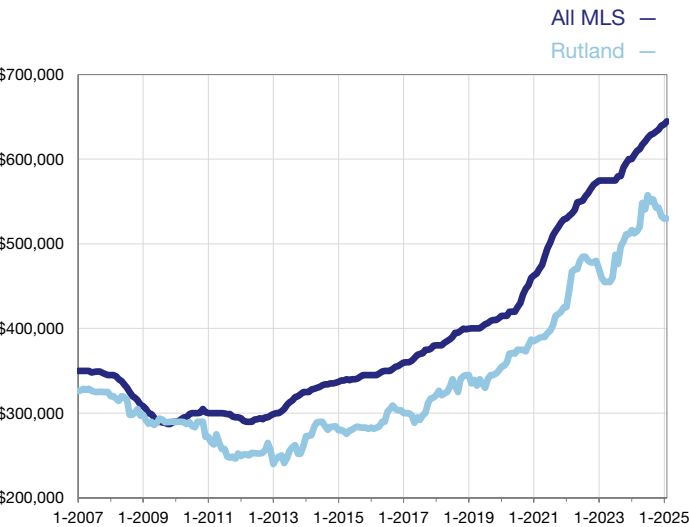
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	11	5	- 54.5%	18	10	- 44.4%
Closed Sales	6	4	- 33.3%	10	11	+ 10.0%
Median Sales Price*	\$521,945	\$539,500	+ 3.4%	\$473,750	\$480,000	+ 1.3%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	2.5	1.1	- 56.0%	--	--	--
Cumulative Days on Market Until Sale	105	39	- 62.9%	74	34	- 54.1%
Percent of Original List Price Received*	102.5%	99.3%	- 3.1%	101.7%	100.5%	- 1.2%
New Listings	12	5	- 58.3%	18	12	- 33.3%

* 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		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	4	+ 100.0%	4	9	+ 125.0%
Closed Sales	1	4	+ 300.0%	3	4	+ 33.3%
Median Sales Price*	\$180,000	\$245,000	+ 36.1%	\$210,000	\$245,000	+ 16.7%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	3.2	1.3	- 59.4%	--	--	--
Cumulative Days on Market Until Sale	25	53	+ 112.0%	19	53	+ 178.9%
Percent of Original List Price Received*	97.3%	97.3%	0.0%	103.0%	97.3%	- 5.5%
New Listings	3	2	- 33.3%	6	5	- 16.7%

* 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

