

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rutland

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	8	+ 60.0%	10	12	+ 20.0%
Closed Sales	5	4	- 20.0%	12	11	- 8.3%
Median Sales Price*	\$480,000	\$495,250	+ 3.2%	\$477,450	\$649,900	+ 36.1%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	34	52	+ 52.9%	32	51	+ 59.4%
Percent of Original List Price Received*	99.0%	98.9%	- 0.1%	100.3%	98.6%	- 1.7%
New Listings	5	3	- 40.0%	12	14	+ 16.7%

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

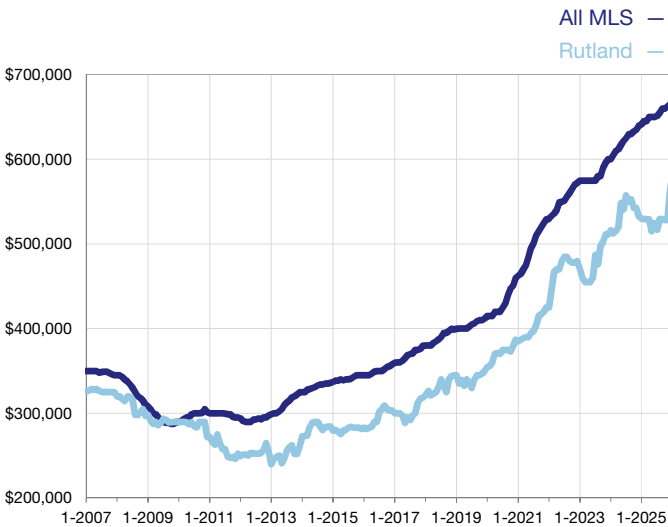
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	6	+ 100.0%	8	7	- 12.5%
Closed Sales	4	1	- 75.0%	4	3	- 25.0%
Median Sales Price*	\$245,000	\$175,000	- 28.6%	\$245,000	\$348,000	+ 42.0%
Inventory of Homes for Sale	4	10	+ 150.0%	--	--	--
Months Supply of Inventory	1.8	3.8	+ 111.1%	--	--	--
Cumulative Days on Market Until Sale	53	174	+ 228.3%	53	151	+ 184.9%
Percent of Original List Price Received*	97.3%	92.2%	- 5.2%	97.3%	93.1%	- 4.3%
New Listings	2	4	+ 100.0%	5	13	+ 160.0%

* 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

