

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rutland

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	11	10	- 9.1%	30	25	- 16.7%
Closed Sales	11	5	- 54.5%	24	23	- 4.2%
Median Sales Price*	\$499,900	\$545,000	+ 9.0%	\$485,950	\$555,000	+ 14.2%
Inventory of Homes for Sale	12	18	+ 50.0%	--	--	--
Months Supply of Inventory	1.5	2.8	+ 86.7%	--	--	--
Cumulative Days on Market Until Sale	28	36	+ 28.6%	29	46	+ 58.6%
Percent of Original List Price Received*	101.7%	103.6%	+ 1.9%	100.9%	99.9%	- 1.0%
New Listings	13	15	+ 15.4%	34	36	+ 5.9%

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

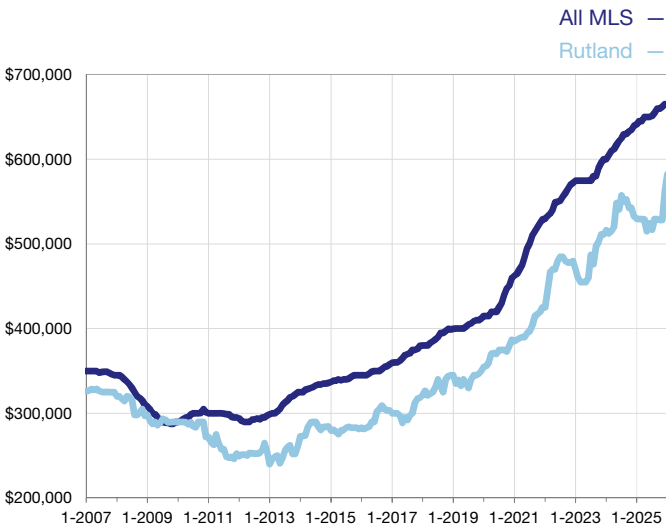
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	5	+ 400.0%	11	14	+ 27.3%
Closed Sales	6	2	- 66.7%	11	8	- 27.3%
Median Sales Price*	\$322,500	\$360,000	+ 11.6%	\$305,000	\$326,500	+ 7.0%
Inventory of Homes for Sale	7	16	+ 128.6%	--	--	--
Months Supply of Inventory	3.2	5.3	+ 65.6%	--	--	--
Cumulative Days on Market Until Sale	24	25	+ 4.2%	33	83	+ 151.5%
Percent of Original List Price Received*	100.9%	98.3%	- 2.6%	99.3%	96.5%	- 2.8%
New Listings	4	4	0.0%	11	28	+ 154.5%

* 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

