

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Athol

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	10	+ 25.0%	167	142	- 15.0%
Closed Sales	18	14	- 22.2%	172	147	- 14.5%
Median Sales Price*	\$263,000	<b>\$267,000</b>	+ 1.5%	\$250,000	<b>\$290,000</b>	+ 16.0%
Inventory of Homes for Sale	14	18	+ 28.6%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	28	31	+ 10.7%	29	30	+ 3.4%
Percent of Original List Price Received*	103.4%	<b>96.4%</b>	- 6.8%	103.3%	<b>100.7%</b>	- 2.5%
New Listings	7	8	+ 14.3%	186	178	- 4.3%

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

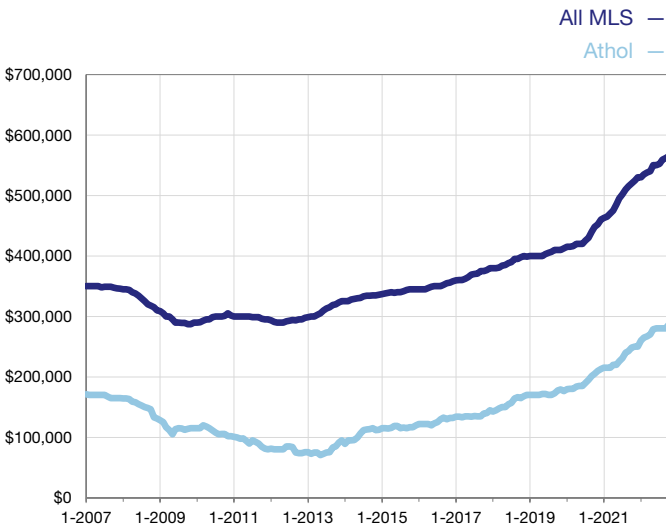
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	17	11	- 35.3%
Closed Sales	2	0	- 100.0%	18	12	- 33.3%
Median Sales Price*	\$155,000	<b>\$0</b>	- 100.0%	\$134,000	<b>\$182,500</b>	+ 36.2%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	9	0	- 100.0%	16	10	- 37.5%
Percent of Original List Price Received*	101.6%	<b>0.0%</b>	- 100.0%	102.0%	<b>102.4%</b>	+ 0.4%
New Listings	0	0	--	18	11	- 38.9%

\* 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

