

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Athol

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	12	18	+ 50.0%	91	106	+ 16.5%
Closed Sales	16	13	- 18.8%	86	95	+ 10.5%
Median Sales Price*	\$185,950	\$183,000	- 1.6%	\$168,000	\$165,500	- 1.5%
Inventory of Homes for Sale	44	32	- 27.3%	--	--	--
Months Supply of Inventory	3.2	2.5	- 21.9%	--	--	--
Cumulative Days on Market Until Sale	35	45	+ 28.6%	66	70	+ 6.1%
Percent of Original List Price Received*	99.0%	100.9%	+ 1.9%	95.7%	96.2%	+ 0.5%
New Listings	15	22	+ 46.7%	122	120	- 1.6%

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

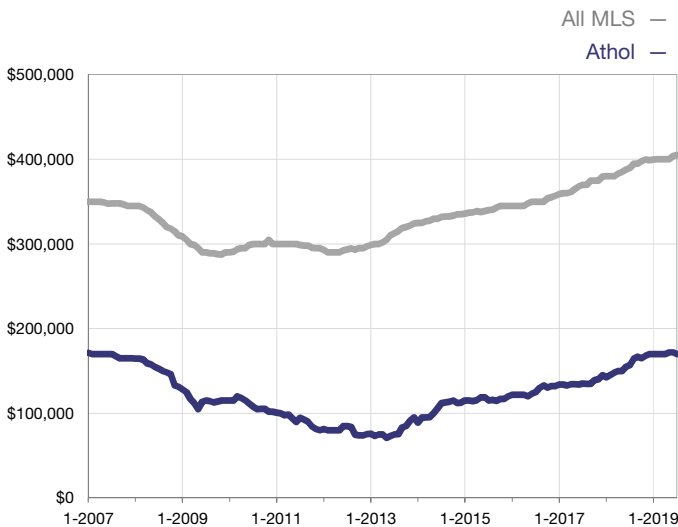
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	1	--	3	5	+ 66.7%
Closed Sales	1	0	- 100.0%	2	3	+ 50.0%
Median Sales Price*	\$145,000	\$0	- 100.0%	\$140,000	\$77,500	- 44.6%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.1	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	14	0	- 100.0%	33	49	+ 48.5%
Percent of Original List Price Received*	93.6%	0.0%	- 100.0%	90.4%	96.1%	+ 6.3%
New Listings	0	0	--	4	3	- 25.0%

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

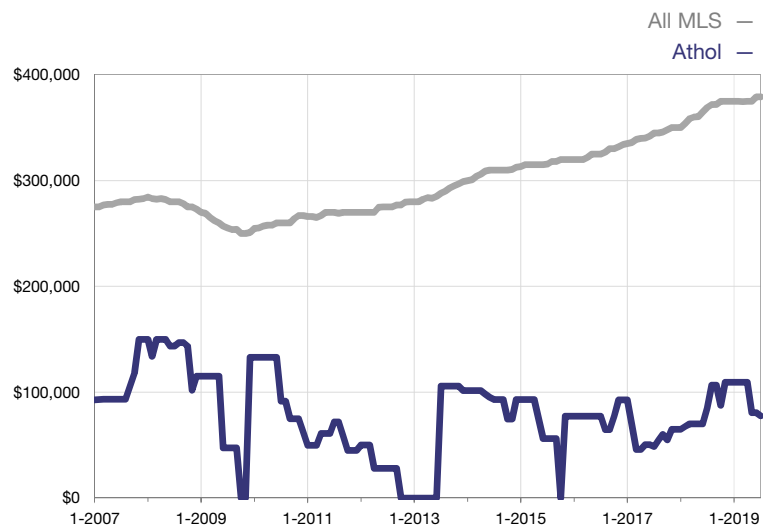
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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