Local Market Update – October 2019

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Athol

Single-Family Properties

	October			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	11	**17**	+ 54.5%	122	**147**	+ 20.5%
Closed Sales	14	**16**	+ 14.3%	123	**143**	+ 16.3%
Median Sales Price*	$161,250	**$185,000**	+ 14.7%	$167,500	**$173,500**	+ 3.6%
Inventory of Homes for Sale	54	**35**	- 35.2%	--	--	--
Months Supply of Inventory	4.3	**2.6**	- 39.5%	--	--	--
Cumulative Days on Market Until Sale	56	**57**	+ 1.8%	63	**62**	- 1.6%
Percent of Original List Price Received*	94.2%	**98.5%**	+ 4.6%	95.2%	**95.9%**	+ 0.7%
New Listings	17	**15**	- 11.8%	176	**177**	+ 0.6%

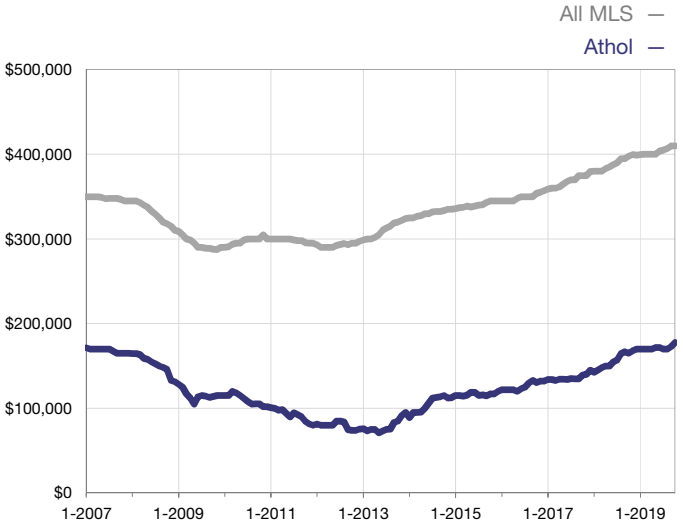
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

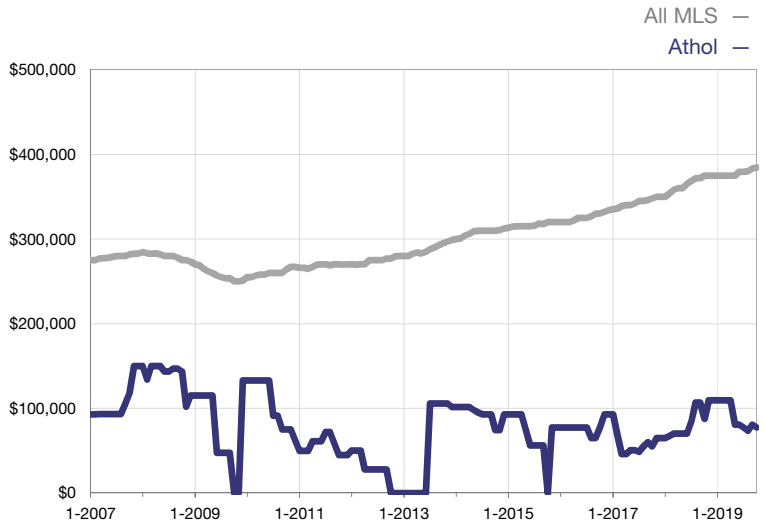
	October			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	0	**2**	--	4	**7**	+ 75.0%
Closed Sales	1	**0**	- 100.0%	4	**5**	+ 25.0%
Median Sales Price*	$84,000	**$0**	- 100.0%	$109,500	**$77,500**	- 29.2%
Inventory of Homes for Sale	2	**0**	- 100.0%	--	--	--
Months Supply of Inventory	1.4	**0.0**	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	297	**0**	- 100.0%	91	**46**	- 49.5%
Percent of Original List Price Received*	84.8%	**0.0%**	- 100.0%	89.7%	**95.6%**	+ 6.6%
New Listings	0	**2**	--	5	**6**	+ 20.0%

* 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



MASSACHUSETTS ASSOCIATION OF REALTORS®

REALTOR®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Powered by ShowingTime 10K.