

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Athol

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	12	+ 71.4%	50	51	+ 2.0%
Closed Sales	18	13	- 27.8%	47	45	- 4.3%
Median Sales Price*	\$193,750	\$225,000	+ 16.1%	\$186,000	\$215,000	+ 15.6%
Inventory of Homes for Sale	33	12	- 63.6%	--	--	--
Months Supply of Inventory	2.4	0.8	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	49	20	- 59.2%	64	40	- 37.5%
Percent of Original List Price Received*	99.7%	107.6%	+ 7.9%	98.2%	100.5%	+ 2.3%
New Listings	11	17	+ 54.5%	56	53	- 5.4%

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

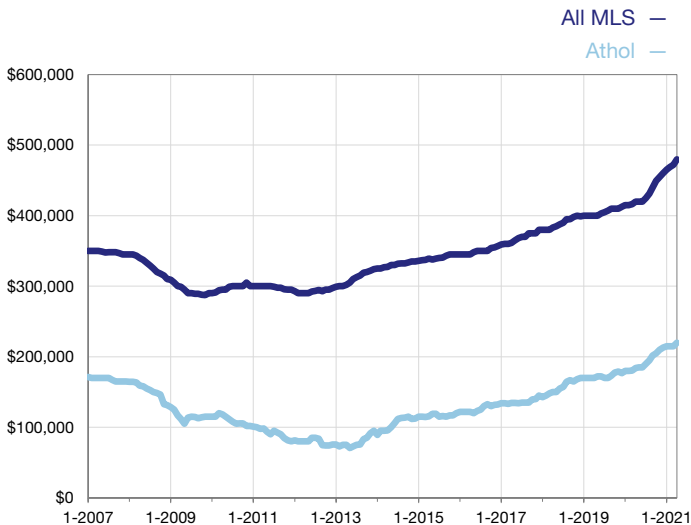
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	2	+ 100.0%	2	5	+ 150.0%
Closed Sales	1	0	- 100.0%	2	4	+ 100.0%
Median Sales Price*	\$97,500	\$0	- 100.0%	\$100,250	\$124,400	+ 24.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	71	0	- 100.0%	150	19	- 87.3%
Percent of Original List Price Received*	92.9%	0.0%	- 100.0%	95.0%	101.0%	+ 6.3%
New Listings	0	1	--	2	2	0.0%

* 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

