

Local Market Update – October 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Athol

Single-Family Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	26	23	- 11.5%	162	150	- 7.4%
Closed Sales	19	14	- 26.3%	138	137	- 0.7%
Median Sales Price*	\$220,000	\$277,500	+ 26.1%	\$208,950	\$250,000	+ 19.6%
Inventory of Homes for Sale	24	13	- 45.8%	--	--	--
Months Supply of Inventory	1.8	0.9	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	40	25	- 37.5%	58	29	- 50.0%
Percent of Original List Price Received*	100.5%	103.5%	+ 3.0%	98.8%	103.3%	+ 4.6%
New Listings	22	22	0.0%	180	167	- 7.2%

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

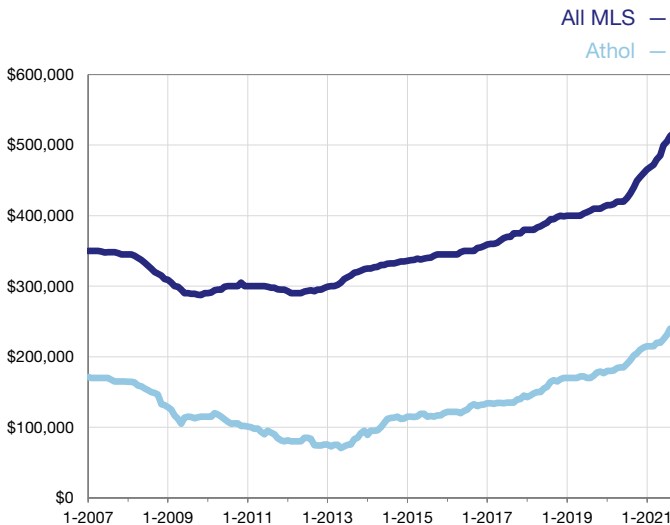
Condominium Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	6	+ 500.0%	6	17	+ 183.3%
Closed Sales	2	1	- 50.0%	5	12	+ 140.0%
Median Sales Price*	\$87,500	\$178,000	+ 103.4%	\$97,500	\$129,450	+ 32.8%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	6	5	- 16.7%	73	18	- 75.3%
Percent of Original List Price Received*	97.0%	104.8%	+ 8.0%	94.2%	101.6%	+ 7.9%
New Listings	1	3	+ 200.0%	8	17	+ 112.5%

* 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

