

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Athol

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	14	13	- 7.1%	159	133	- 16.4%
Closed Sales	18	9	- 50.0%	154	133	- 13.6%
Median Sales Price*	\$261,000	\$250,000	- 4.2%	\$250,000	\$290,000	+ 16.0%
Inventory of Homes for Sale	19	24	+ 26.3%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--
Cumulative Days on Market Until Sale	25	40	+ 60.0%	29	30	+ 3.4%
Percent of Original List Price Received*	103.0%	95.7%	- 7.1%	103.3%	101.1%	- 2.1%
New Listings	12	11	- 8.3%	179	170	- 5.0%

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

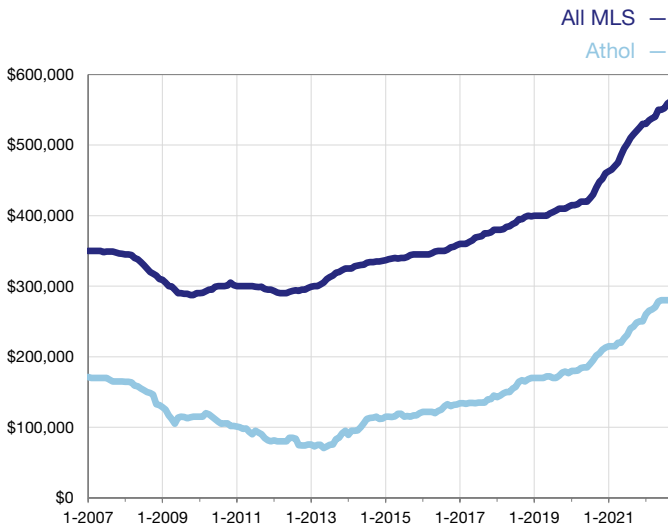
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	0	- 100.0%	17	11	- 35.3%
Closed Sales	4	0	- 100.0%	16	12	- 25.0%
Median Sales Price*	\$170,000	\$0	- 100.0%	\$134,000	\$182,500	+ 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	15	0	- 100.0%	17	10	- 41.2%
Percent of Original List Price Received*	103.3%	0.0%	- 100.0%	102.1%	102.4%	+ 0.3%
New Listings	1	0	- 100.0%	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

