

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Athol

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	19	+ 58.3%	20	33	+ 65.0%
Closed Sales	7	10	+ 42.9%	18	17	- 5.6%
Median Sales Price*	\$294,000	\$303,750	+ 3.3%	\$269,000	\$255,000	- 5.2%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	33	78	+ 136.4%	34	65	+ 91.2%
Percent of Original List Price Received*	101.0%	94.7%	- 6.2%	100.4%	94.4%	- 6.0%
New Listings	9	7	- 22.2%	20	24	+ 20.0%

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

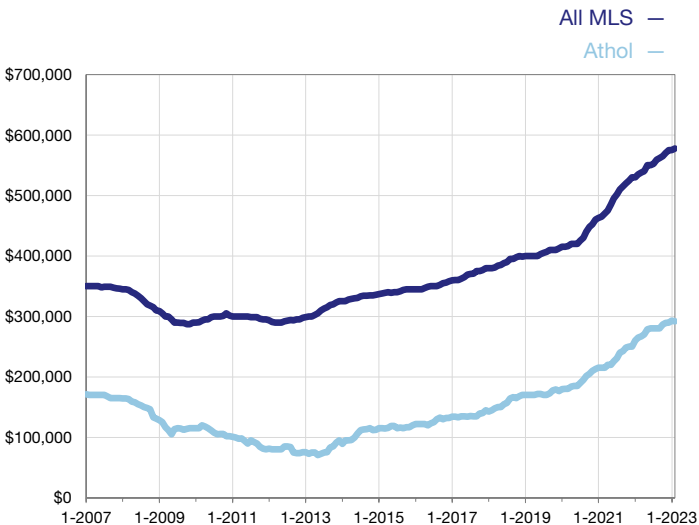
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	1	1	0.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$135,000	\$0	- 100.0%
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	0	0	--	5	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	104.7%	0.0%	- 100.0%
New Listings	1	1	0.0%	2	1	- 50.0%

* 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

