

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Athol

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	10	+ 25.0%	28	39	+ 39.3%
Closed Sales	12	13	+ 8.3%	30	30	0.0%
Median Sales Price*	\$294,700	\$274,900	- 6.7%	\$276,000	\$264,950	- 4.0%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	29	31	+ 6.9%	32	50	+ 56.3%
Percent of Original List Price Received*	104.7%	101.2%	- 3.3%	102.2%	97.4%	- 4.7%
New Listings	10	16	+ 60.0%	30	40	+ 33.3%

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

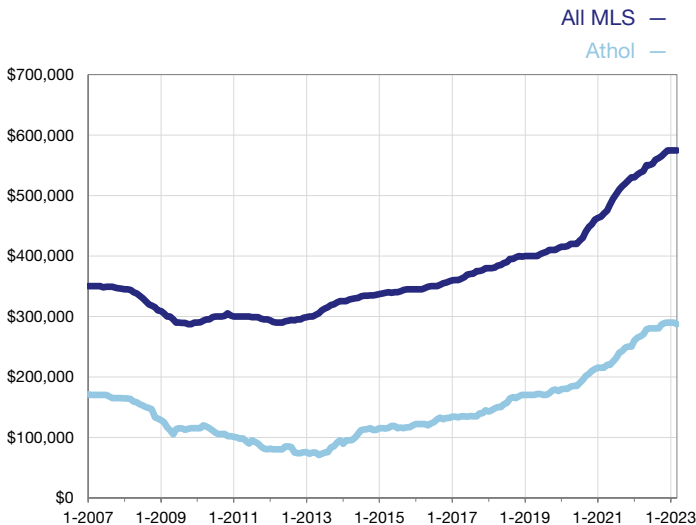
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	3	1	- 66.7%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$150,000	\$0	- 100.0%	\$142,500	\$0	- 100.0%
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	20	0	- 100.0%	13	0	- 100.0%
Percent of Original List Price Received*	88.3%	0.0%	- 100.0%	96.5%	0.0%	- 100.0%
New Listings	1	0	- 100.0%	3	1	- 66.7%

* 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

