

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Athol

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	11	+ 10.0%	38	49	+ 28.9%
Closed Sales	8	11	+ 37.5%	38	41	+ 7.9%
Median Sales Price*	\$270,000	\$300,000	+ 11.1%	\$276,000	\$278,000	+ 0.7%
Inventory of Homes for Sale	28	15	- 46.4%	--	--	--
Months Supply of Inventory	2.2	1.2	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	46	62	+ 34.8%	35	53	+ 51.4%
Percent of Original List Price Received*	100.9%	100.7%	- 0.2%	101.9%	98.3%	- 3.5%
New Listings	23	12	- 47.8%	53	52	- 1.9%

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

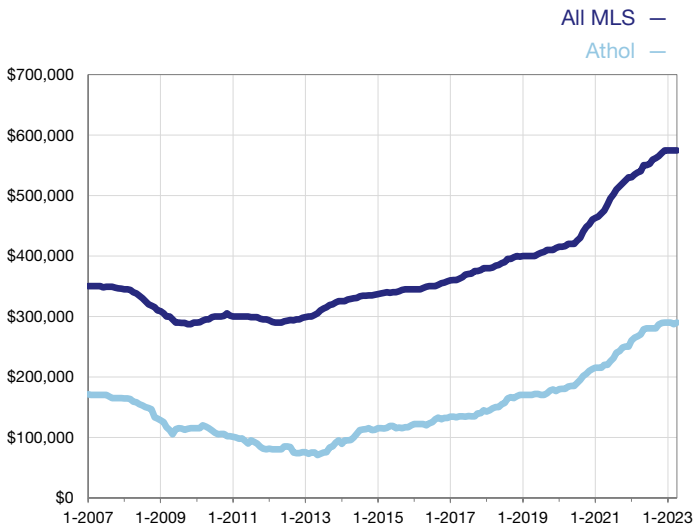
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	0	- 100.0%	7	1	- 85.7%
Closed Sales	1	1	0.0%	3	1	- 66.7%
Median Sales Price*	\$145,000	\$225,000	+ 55.2%	\$145,000	\$225,000	+ 55.2%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	5	17	+ 240.0%	10	17	+ 70.0%
Percent of Original List Price Received*	107.5%	107.1%	- 0.4%	100.1%	107.1%	+ 7.0%
New Listings	3	0	- 100.0%	6	1	- 83.3%

* 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

