

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Athol

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	15	- 11.8%	55	64	+ 16.4%
Closed Sales	11	12	+ 9.1%	49	53	+ 8.2%
Median Sales Price*	\$295,000	\$380,000	+ 28.8%	\$280,000	\$285,000	+ 1.8%
Inventory of Homes for Sale	21	18	- 14.3%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	19	33	+ 73.7%	31	49	+ 58.1%
Percent of Original List Price Received*	105.0%	106.2%	+ 1.1%	102.6%	100.1%	- 2.4%
New Listings	13	19	+ 46.2%	65	70	+ 7.7%

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

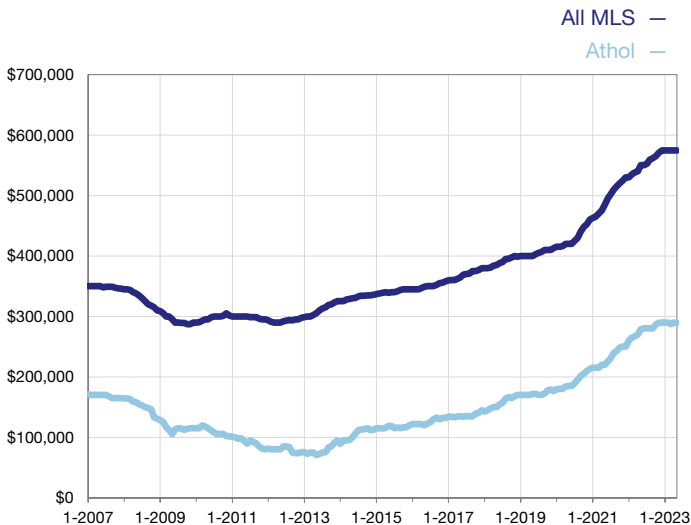
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	7	2	- 71.4%
Closed Sales	2	0	- 100.0%	5	1	- 80.0%
Median Sales Price*	\$187,500	\$0	- 100.0%	\$150,000	\$225,000	+ 50.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	16	0	- 100.0%	12	17	+ 41.7%
Percent of Original List Price Received*	104.2%	0.0%	- 100.0%	101.8%	107.1%	+ 5.2%
New Listings	0	1	--	6	2	- 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

