

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Athol

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	23	+ 64.3%	69	85	+ 23.2%
Closed Sales	15	13	- 13.3%	64	66	+ 3.1%
Median Sales Price*	\$305,000	\$325,000	+ 6.6%	\$289,000	\$297,450	+ 2.9%
Inventory of Homes for Sale	26	11	- 57.7%	--	--	--
Months Supply of Inventory	2.0	0.8	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	20	33	+ 65.0%	29	46	+ 58.6%
Percent of Original List Price Received*	102.5%	101.6%	- 0.9%	102.6%	100.4%	- 2.1%
New Listings	20	16	- 20.0%	85	86	+ 1.2%

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

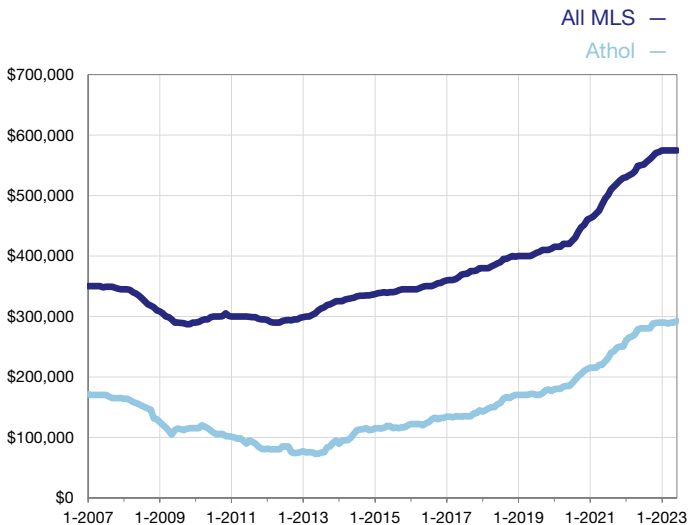
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	7	2	- 71.4%
Closed Sales	3	1	- 66.7%	8	2	- 75.0%
Median Sales Price*	\$185,000	\$230,000	+ 24.3%	\$165,000	\$227,500	+ 37.9%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	8	21	+ 162.5%	11	19	+ 72.7%
Percent of Original List Price Received*	101.7%	109.5%	+ 7.7%	101.7%	108.3%	+ 6.5%
New Listings	1	0	- 100.0%	7	2	- 71.4%

* 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

