

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Athol

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	16	+ 14.3%	83	97	+ 16.9%
Closed Sales	11	13	+ 18.2%	75	79	+ 5.3%
Median Sales Price*	\$280,000	<b>\$288,000</b>	+ 2.9%	\$284,500	<b>\$295,000</b>	+ 3.7%
Inventory of Homes for Sale	29	14	- 51.7%	--	--	--
Months Supply of Inventory	2.2	1.1	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	33	18	- 45.5%	29	41	+ 41.4%
Percent of Original List Price Received*	99.0%	<b>101.8%</b>	+ 2.8%	102.0%	<b>100.6%</b>	- 1.4%
New Listings	19	14	- 26.3%	104	100	- 3.8%

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

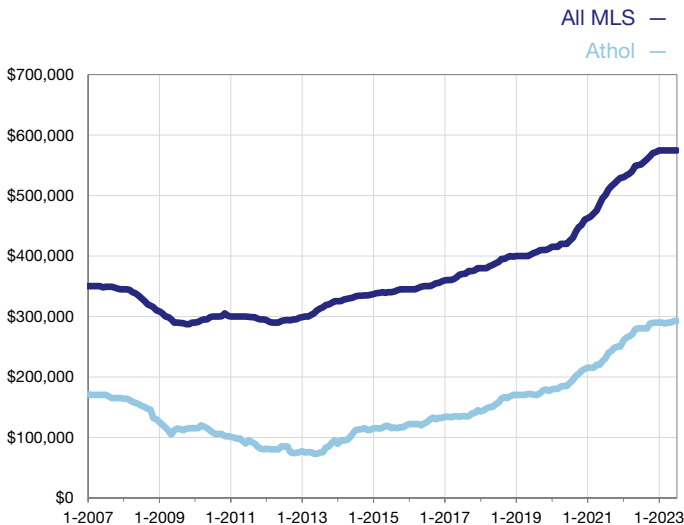
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	9	2	- 77.8%
Closed Sales	0	0	--	8	2	- 75.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$165,000	<b>\$227,500</b>	+ 37.9%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	11	19	+ 72.7%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	101.7%	<b>108.3%</b>	+ 6.5%
New Listings	1	0	- 100.0%	8	2	- 75.0%

\* 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

