

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Athol

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	13	- 13.3%	98	108	+ 10.2%
Closed Sales	16	15	- 6.3%	91	94	+ 3.3%
Median Sales Price*	\$302,500	\$274,900	- 9.1%	\$289,950	\$289,750	- 0.1%
Inventory of Homes for Sale	27	18	- 33.3%	--	--	--
Months Supply of Inventory	2.1	1.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	23	22	- 4.3%	28	38	+ 35.7%
Percent of Original List Price Received*	100.9%	102.5%	+ 1.6%	101.8%	100.9%	- 0.9%
New Listings	16	16	0.0%	120	116	- 3.3%

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

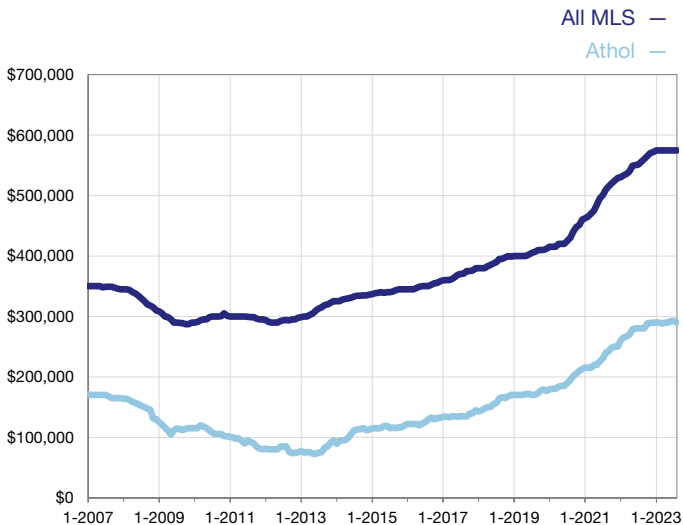
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	10	3	- 70.0%
Closed Sales	2	0	- 100.0%	10	2	- 80.0%
Median Sales Price*	\$174,500	\$0	- 100.0%	\$170,000	\$227,500	+ 33.8%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	12	0	- 100.0%	11	19	+ 72.7%
Percent of Original List Price Received*	103.7%	0.0%	- 100.0%	102.1%	108.3%	+ 6.1%
New Listings	2	1	- 50.0%	10	3	- 70.0%

* 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

