

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Athol

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	13	+ 30.0%	108	117	+ 8.3%
Closed Sales	16	12	- 25.0%	107	106	- 0.9%
Median Sales Price*	\$305,000	\$328,500	+ 7.7%	\$291,000	\$295,500	+ 1.5%
Inventory of Homes for Sale	31	22	- 29.0%	--	--	--
Months Supply of Inventory	2.5	1.8	- 28.0%	--	--	--
Cumulative Days on Market Until Sale	25	70	+ 180.0%	28	42	+ 50.0%
Percent of Original List Price Received*	100.9%	97.5%	- 3.4%	101.7%	100.5%	- 1.2%
New Listings	18	14	- 22.2%	138	130	- 5.8%

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

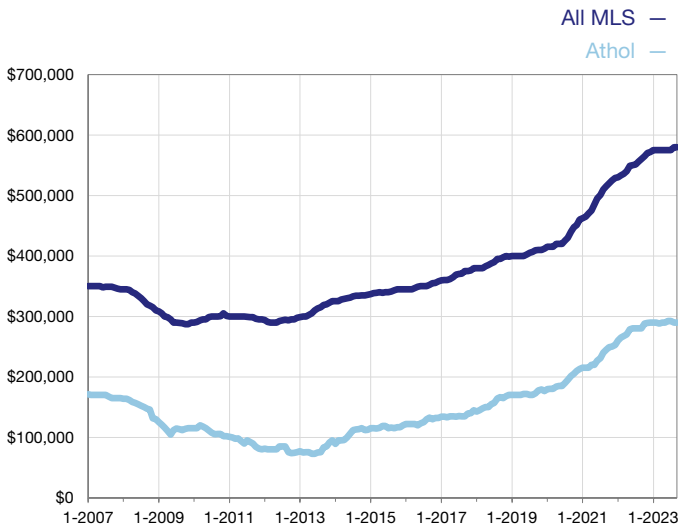
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	10	3	- 70.0%
Closed Sales	0	1	--	10	3	- 70.0%
Median Sales Price*	\$0	\$250,000	--	\$170,000	\$230,000	+ 35.3%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	10	--	11	16	+ 45.5%
Percent of Original List Price Received*	0.0%	104.2%	--	102.1%	106.9%	+ 4.7%
New Listings	0	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

