

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Athol

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	18	+ 63.6%	119	133	+ 11.8%
Closed Sales	16	18	+ 12.5%	123	124	+ 0.8%
Median Sales Price*	\$315,000	\$273,500	- 13.2%	\$293,000	\$292,500	- 0.2%
Inventory of Homes for Sale	32	19	- 40.6%	--	--	--
Months Supply of Inventory	2.7	1.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	40	38	- 5.0%	29	41	+ 41.4%
Percent of Original List Price Received*	101.8%	99.1%	- 2.7%	101.7%	100.3%	- 1.4%
New Listings	16	14	- 12.5%	154	144	- 6.5%

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

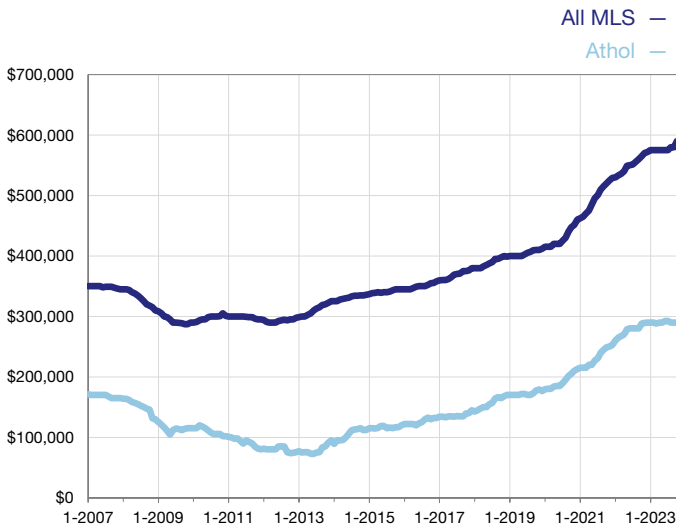
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	10	3	- 70.0%
Closed Sales	1	0	- 100.0%	11	3	- 72.7%
Median Sales Price*	\$194,000	\$0	- 100.0%	\$180,000	\$230,000	+ 27.8%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	5	0	- 100.0%	10	16	+ 60.0%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	101.9%	106.9%	+ 4.9%
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

