

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Athol

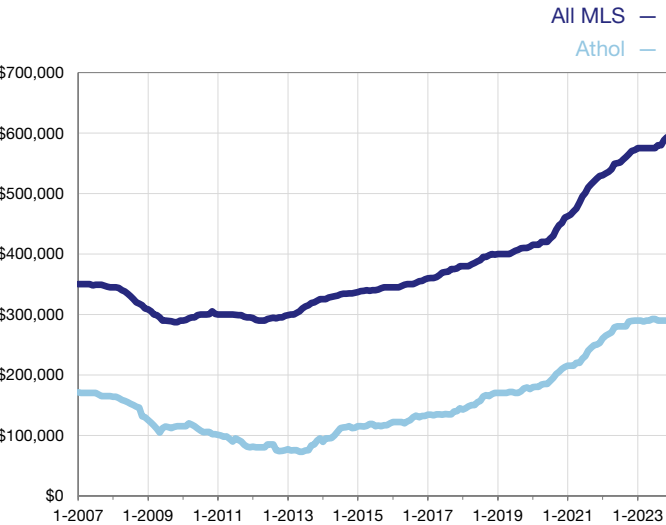
Single-Family Properties	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	12	16	+ 33.3%	131	146	+ 11.5%
Closed Sales	9	12	+ 33.3%	132	136	+ 3.0%
Median Sales Price*	\$250,000	\$287,500	+ 15.0%	\$290,000	\$290,000	0.0%
Inventory of Homes for Sale	29	17	- 41.4%	--	--	--
Months Supply of Inventory	2.5	1.3	- 48.0%	--	--	--
Cumulative Days on Market Until Sale	40	31	- 22.5%	30	40	+ 33.3%
Percent of Original List Price Received*	95.7%	101.5%	+ 6.1%	101.3%	100.5%	- 0.8%
New Listings	11	12	+ 9.1%	165	156	- 5.5%

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

Condominium Properties	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	0	0	--	10	3	- 70.0%
Closed Sales	0	0	--	11	3	- 72.7%
Median Sales Price*	\$0	\$0	--	\$180,000	\$230,000	+ 27.8%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	10	16	+ 60.0%
Percent of Original List Price Received*	0.0%	0.0%	--	101.9%	106.9%	+ 4.9%
New Listings	0	1	--	10	4	- 60.0%

\* 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

