

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Athol

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	3	- 66.7%	140	146	+ 4.3%
Closed Sales	14	11	- 21.4%	146	147	+ 0.7%
Median Sales Price*	\$267,000	\$299,000	+ 12.0%	\$290,000	\$290,000	0.0%
Inventory of Homes for Sale	24	16	- 33.3%	--	--	--
Months Supply of Inventory	2.1	1.3	- 38.1%	--	--	--
Cumulative Days on Market Until Sale	31	24	- 22.6%	30	39	+ 30.0%
Percent of Original List Price Received*	96.4%	101.8%	+ 5.6%	100.8%	100.6%	- 0.2%
New Listings	8	3	- 62.5%	173	159	- 8.1%

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

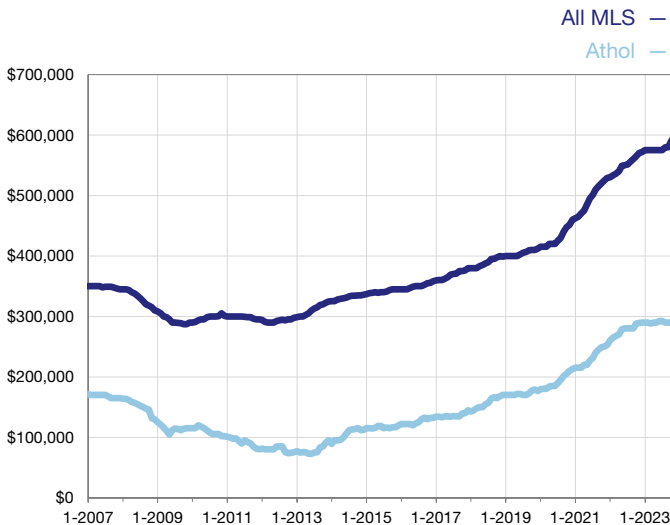
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
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	0	--	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

