

# Local Market Update – January 2024

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## Athol

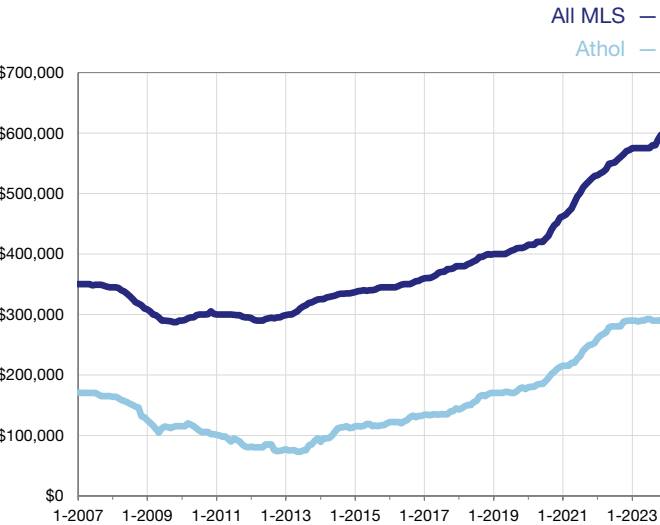
| Single-Family Properties                 | January   |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2023      | 2024      | + / -   | 2023         | 2024      | + / -   |
| Key Metrics                              |           |           |         |              |           |         |
| Pending Sales                            | 14        | 8         | - 42.9% | 14           | 8         | - 42.9% |
| Closed Sales                             | 7         | 6         | - 14.3% | 7            | 6         | - 14.3% |
| Median Sales Price*                      | \$230,000 | \$299,950 | + 30.4% | \$230,000    | \$299,950 | + 30.4% |
| Inventory of Homes for Sale              | 25        | 17        | - 32.0% | --           | --        | --      |
| Months Supply of Inventory               | 2.1       | 1.5       | - 28.6% | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 45        | 25        | - 44.4% | 45           | 25        | - 44.4% |
| Percent of Original List Price Received* | 94.0%     | 103.0%    | + 9.6%  | 94.0%        | 103.0%    | + 9.6%  |
| New Listings                             | 17        | 9         | - 47.1% | 17           | 9         | - 47.1% |

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

| Condominium Properties                   | January |           |       | Year to Date |           |       |
|--|---------|-----------|-------|--------------|-----------|-------|
|  | 2023    | 2024      | + / - | 2023         | 2024      | + / - |
| Key Metrics                              |         |           |       |              |           |       |
| Pending Sales                            | 0       | 1         | --    | 0            | 1         | --    |
| Closed Sales                             | 0       | 1         | --    | 0            | 1         | --    |
| Median Sales Price*                      | \$0     | \$240,000 | --    | \$0          | \$240,000 | --    |
| Inventory of Homes for Sale              | 0       | 0         | --    | --           | --        | --    |
| Months Supply of Inventory               | 0.0     | 0.0       | --    | --           | --        | --    |
| Cumulative Days on Market Until Sale     | 0       | 63        | --    | 0            | 63        | --    |
| Percent of Original List Price Received* | 0.0%    | 92.7%     | --    | 0.0%         | 92.7%     | --    |
| New Listings                             | 0       | 0         | --    | 0            | 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

