

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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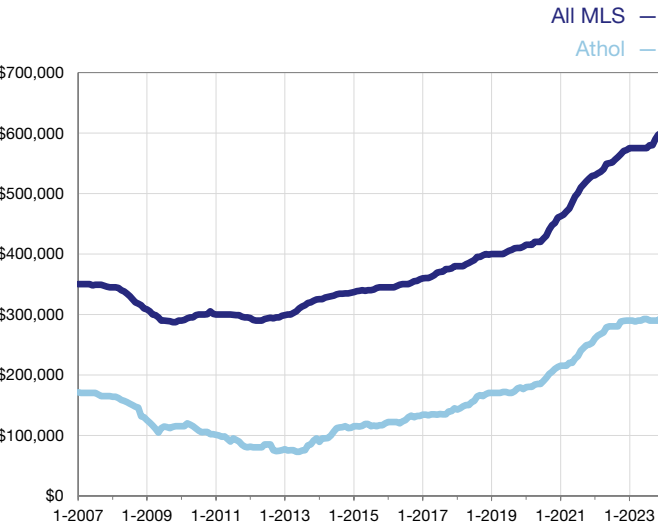
Single-Family Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				14	13	- 7.1%	28	19	- 32.1%
Closed Sales				10	2	- 80.0%	17	8	- 52.9%
Median Sales Price*				\$303,750	\$387,500	+ 27.6%	\$255,000	\$299,950	+ 17.6%
Inventory of Homes for Sale				15	20	+ 33.3%	--	--	--
Months Supply of Inventory				1.2	1.8	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale				78	36	- 53.8%	65	28	- 56.9%
Percent of Original List Price Received*				94.7%	94.8%	+ 0.1%	94.4%	101.0%	+ 7.0%
New Listings				7	16	+ 128.6%	24	24	0.0%

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

Condominium Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				1	1	0.0%	1	2	+ 100.0%
Closed Sales				0	0	--	0	1	--
Median Sales Price*				\$0	\$0	--	\$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	0	--	0	63	--
Percent of Original List Price Received*				0.0%	0.0%	--	0.0%	92.7%	--
New Listings				1	1	0.0%	1	1	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

