

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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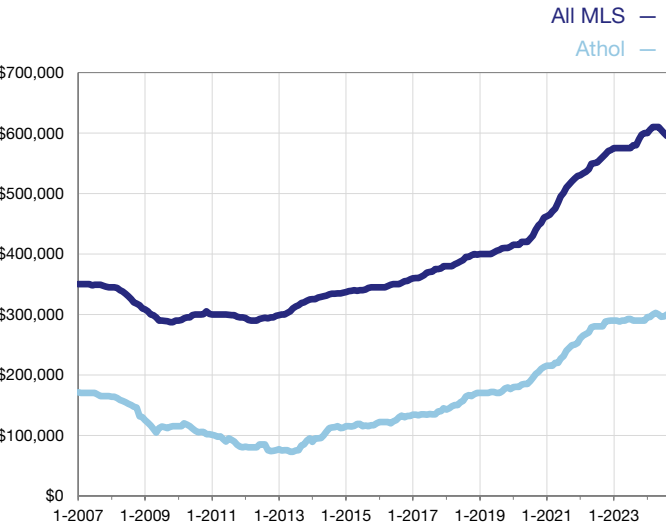
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	8	- 11.1%	103	98	- 4.9%
Closed Sales	15	14	- 6.7%	94	90	- 4.3%
Median Sales Price*	\$274,900	\$337,500	+ 22.8%	\$290,000	\$336,500	+ 16.0%
Inventory of Homes for Sale	27	19	- 29.6%	--	--	--
Months Supply of Inventory	2.2	1.6	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	22	23	+ 4.5%	38	39	+ 2.6%
Percent of Original List Price Received*	102.5%	96.7%	- 5.7%	101.0%	100.0%	- 1.0%
New Listings	16	14	- 12.5%	116	111	- 4.3%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	3	3	0.0%
Closed Sales	0	0	--	2	3	+ 50.0%
Median Sales Price*	\$0	\$0	--	\$227,500	\$240,000	+ 5.5%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	2.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	19	33	+ 73.7%
Percent of Original List Price Received*	0.0%	0.0%	--	108.3%	96.2%	- 11.2%
New Listings	1	1	0.0%	3	4	+ 33.3%

* 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

