

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Athol

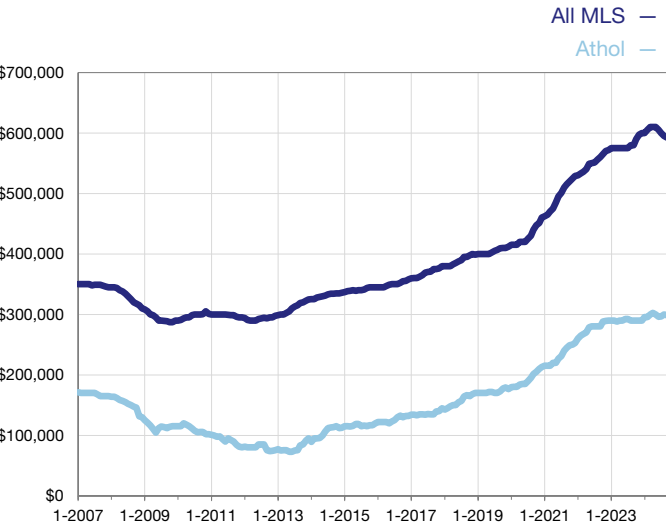
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	13	+ 18.2%	114	110	- 3.5%
Closed Sales	12	7	- 41.7%	106	97	- 8.5%
Median Sales Price*	\$328,500	\$375,000	+ 14.2%	\$295,500	\$340,000	+ 15.1%
Inventory of Homes for Sale	29	27	- 6.9%	--	--	--
Months Supply of Inventory	2.4	2.3	- 4.2%	--	--	--
Cumulative Days on Market Until Sale	70	59	- 15.7%	42	40	- 4.8%
Percent of Original List Price Received*	97.5%	99.3%	+ 1.8%	100.6%	99.9%	- 0.7%
New Listings	14	25	+ 78.6%	130	136	+ 4.6%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	2	--	3	5	+ 66.7%
Closed Sales	1	0	- 100.0%	3	3	0.0%
Median Sales Price*	\$250,000	\$0	- 100.0%	\$230,000	\$240,000	+ 4.3%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--
Cumulative Days on Market Until Sale	10	0	- 100.0%	16	33	+ 106.3%
Percent of Original List Price Received*	104.2%	0.0%	- 100.0%	106.9%	96.2%	- 10.0%
New Listings	0	1	--	3	5	+ 66.7%

\* 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

