

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Athol

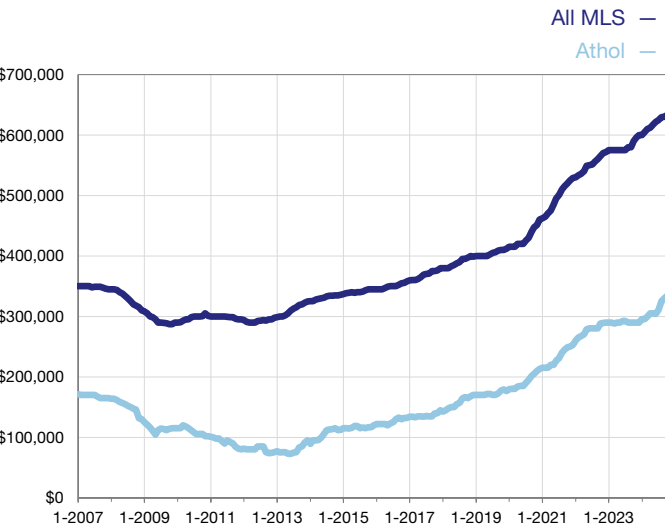
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	15	20	+ 33.3%	129	124	- 3.9%
Closed Sales	18	12	- 33.3%	124	109	- 12.1%
Median Sales Price*	\$273,500	\$345,000	+ 26.1%	\$292,500	\$340,000	+ 16.2%
Inventory of Homes for Sale	27	25	- 7.4%	--	--	--
Months Supply of Inventory	2.2	2.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	38	29	- 23.7%	41	39	- 4.9%
Percent of Original List Price Received*	99.1%	97.3%	- 1.8%	100.4%	99.7%	- 0.7%
New Listings	14	16	+ 14.3%	144	152	+ 5.6%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	3	5	+ 66.7%
Closed Sales	0	2	--	3	5	+ 66.7%
Median Sales Price*	\$0	\$280,000	--	\$230,000	\$257,500	+ 12.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	0	21	--	16	28	+ 75.0%
Percent of Original List Price Received*	0.0%	99.6%	--	106.9%	97.5%	- 8.8%
New Listings	0	1	--	3	6	+ 100.0%

* 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

