

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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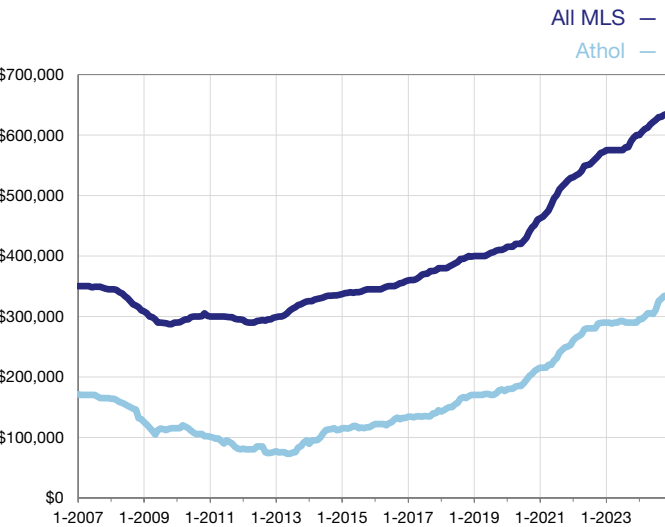
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	13	12	- 7.7%	142	134	- 5.6%
Closed Sales	12	10	- 16.7%	136	119	- 12.5%
Median Sales Price*	\$287,500	\$305,000	+ 6.1%	\$290,000	\$335,000	+ 15.5%
Inventory of Homes for Sale	25	25	0.0%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	31	27	- 12.9%	40	38	- 5.0%
Percent of Original List Price Received*	101.5%	96.0%	- 5.4%	100.5%	99.4%	- 1.1%
New Listings	12	12	0.0%	156	164	+ 5.1%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	3	5	+ 66.7%
Closed Sales	0	0	--	3	5	+ 66.7%
Median Sales Price*	\$0	\$0	--	\$230,000	\$257,500	+ 12.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	16	28	+ 75.0%
Percent of Original List Price Received*	0.0%	0.0%	--	106.9%	97.5%	- 8.8%
New Listings	1	0	- 100.0%	4	6	+ 50.0%

* 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

