

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Athol

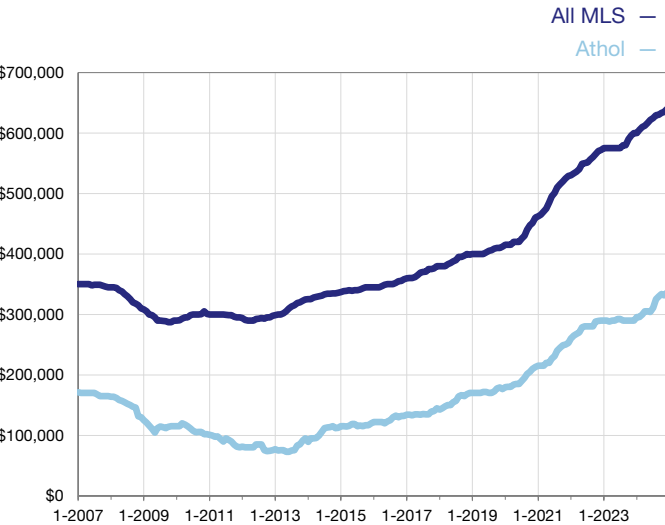
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	11	+ 450.0%	144	142	- 1.4%
Closed Sales	11	13	+ 18.2%	147	132	- 10.2%
Median Sales Price*	\$299,000	\$337,500	+ 12.9%	\$290,000	\$336,250	+ 15.9%
Inventory of Homes for Sale	21	21	0.0%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	24	43	+ 79.2%	39	39	0.0%
Percent of Original List Price Received*	101.8%	98.0%	- 3.7%	100.6%	99.2%	- 1.4%
New Listings	2	11	+ 450.0%	158	175	+ 10.8%

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

Condominium Properties	December			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	3	+ 200.0%	--	--	--
Months Supply of Inventory	1.0	3.0	+ 200.0%	--	--	--
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	0	2	--	4	8	+ 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

