

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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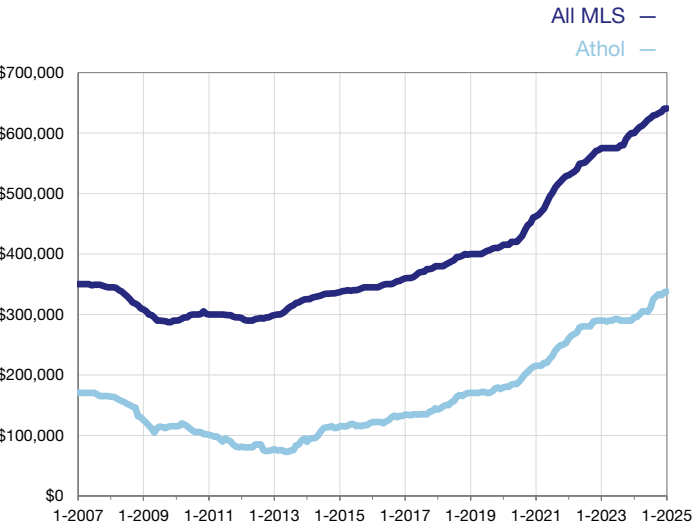
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	9	+ 80.0%	5	9	+ 80.0%
Closed Sales	6	9	+ 50.0%	6	9	+ 50.0%
Median Sales Price*	\$299,950	\$337,000	+ 12.4%	\$299,950	\$337,000	+ 12.4%
Inventory of Homes for Sale	22	18	- 18.2%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	25	51	+ 104.0%	25	51	+ 104.0%
Percent of Original List Price Received*	103.0%	104.1%	+ 1.1%	103.0%	104.1%	+ 1.1%
New Listings	8	8	0.0%	8	8	0.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$240,000	\$0	- 100.0%	\$240,000	\$0	- 100.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	63	0	- 100.0%	63	0	- 100.0%
Percent of Original List Price Received*	92.7%	0.0%	- 100.0%	92.7%	0.0%	- 100.0%
New Listings	0	1	--	0	1	--

* 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

