

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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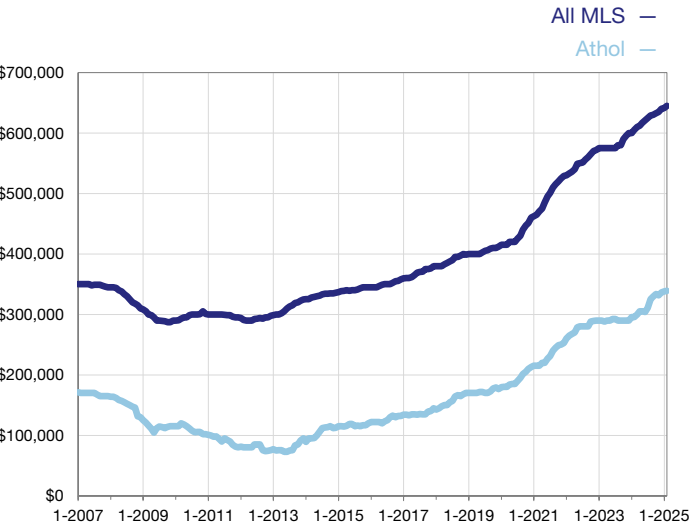
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	13	8	- 38.5%	18	16	- 11.1%
Closed Sales	2	7	+ 250.0%	8	16	+ 100.0%
Median Sales Price*	\$387,500	\$340,000	- 12.3%	\$299,950	\$338,500	+ 12.9%
Inventory of Homes for Sale	22	17	- 22.7%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	36	57	+ 58.3%	28	54	+ 92.9%
Percent of Original List Price Received*	94.8%	96.9%	+ 2.2%	101.0%	100.9%	- 0.1%
New Listings	15	9	- 40.0%	23	17	- 26.1%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	1	3	+ 200.0%
Closed Sales	0	2	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$216,450	--	\$240,000	\$216,450	- 9.8%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	2.0	0.7	- 65.0%	--	--	--
Cumulative Days on Market Until Sale	0	17	--	63	17	- 73.0%
Percent of Original List Price Received*	0.0%	100.0%	--	92.7%	100.0%	+ 7.9%
New Listings	2	1	- 50.0%	2	1	- 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

