

Local Market Update – March 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Athol

Single-Family Properties

Key Metrics	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	11	14	+ 27.3%	29	28	- 3.4%
Closed Sales	12	10	- 16.7%	20	26	+ 30.0%
Median Sales Price*	\$309,250	\$313,000	+ 1.2%	\$304,250	\$333,500	+ 9.6%
Inventory of Homes for Sale	20	13	- 35.0%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	51	79	+ 54.9%	41	63	+ 53.7%
Percent of Original List Price Received*	100.4%	98.8%	- 1.6%	100.6%	100.1%	- 0.5%
New Listings	9	8	- 11.1%	32	25	- 21.9%

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

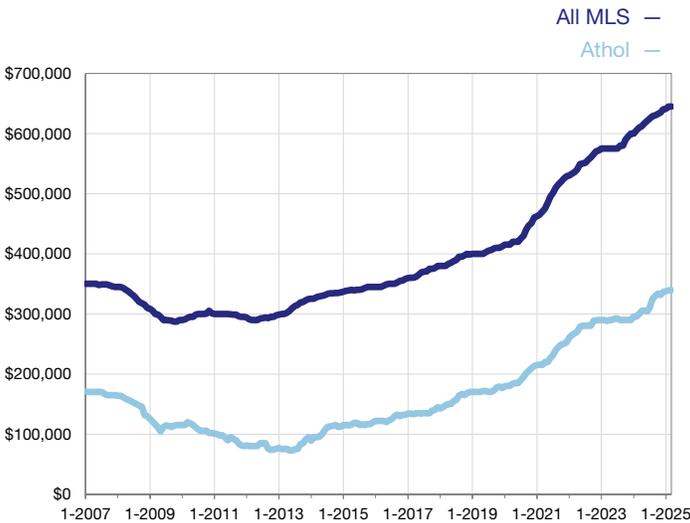
Condominium Properties

Key Metrics	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	0	- 100.0%	2	3	+ 50.0%
Closed Sales	0	1	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$200,000	--	\$240,000	\$200,000	- 16.7%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	0	107	--	63	47	- 25.4%
Percent of Original List Price Received*	0.0%	83.7%	--	92.7%	94.6%	+ 2.0%
New Listings	0	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

