

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Athol

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	10	6	- 40.0%	140	149	+ 6.4%
Closed Sales	13	16	+ 23.1%	132	146	+ 10.6%
Median Sales Price*	\$337,500	\$348,000	+ 3.1%	\$336,250	\$340,500	+ 1.3%
Inventory of Homes for Sale	29	24	- 17.2%	--	--	--
Months Supply of Inventory	2.5	1.9	- 24.0%	--	--	--
Cumulative Days on Market Until Sale	43	71	+ 65.1%	39	49	+ 25.6%
Percent of Original List Price Received*	98.0%	95.9%	- 2.1%	99.2%	99.3%	+ 0.1%
New Listings	11	10	- 9.1%	175	175	0.0%

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

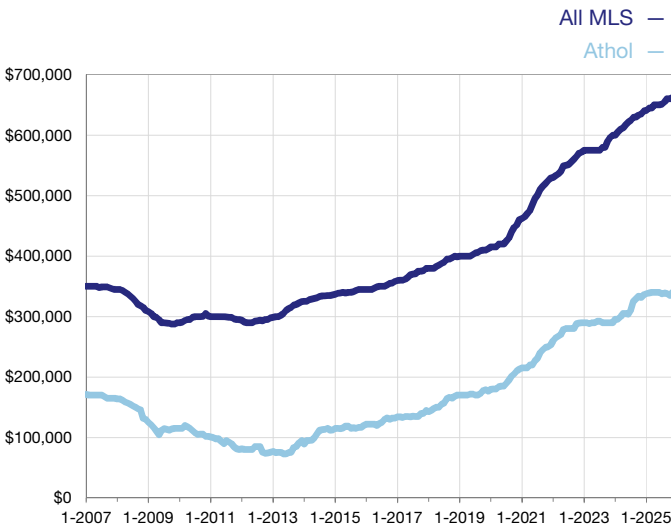
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	2	--	5	10	+ 100.0%
Closed Sales	0	0	--	5	8	+ 60.0%
Median Sales Price*	\$0	\$0	--	\$257,500	\$197,450	- 23.3%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	3.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	28	40	+ 42.9%
Percent of Original List Price Received*	0.0%	0.0%	--	97.5%	96.5%	- 1.0%
New Listings	2	0	- 100.0%	8	8	0.0%

* 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

