

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Athol

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	16	+ 166.7%	14	22	+ 57.1%
Closed Sales	7	5	- 28.6%	16	13	- 18.8%
Median Sales Price*	\$340,000	\$350,000	+ 2.9%	\$338,500	\$350,000	+ 3.4%
Inventory of Homes for Sale	23	15	- 34.8%	--	--	--
Months Supply of Inventory	2.0	1.1	- 45.0%	--	--	--
Cumulative Days on Market Until Sale	57	75	+ 31.6%	54	54	0.0%
Percent of Original List Price Received*	96.9%	95.8%	- 1.1%	100.9%	96.1%	- 4.8%
New Listings	9	4	- 55.6%	17	15	- 11.8%

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

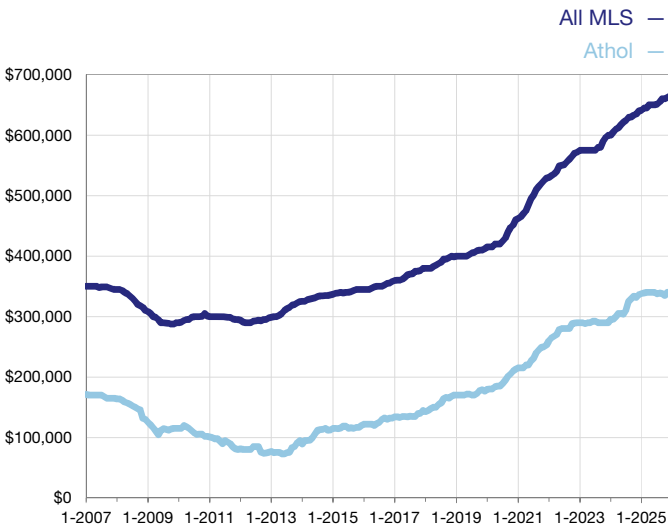
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	1	--	3	1	- 66.7%
Closed Sales	2	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$216,450	\$0	- 100.0%	\$216,450	\$270,000	+ 24.7%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	17	0	- 100.0%	17	40	+ 135.3%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	100.0%	101.1%	+ 1.1%
New Listings	1	0	- 100.0%	1	0	- 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

