

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Athol

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	12	9	- 25.0%	26	28	+ 7.7%
Closed Sales	10	18	+ 80.0%	26	31	+ 19.2%
Median Sales Price*	\$313,000	\$371,000	+ 18.5%	\$333,500	\$360,000	+ 7.9%
Inventory of Homes for Sale	18	17	- 5.6%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	79	69	- 12.7%	63	62	- 1.6%
Percent of Original List Price Received*	98.8%	96.5%	- 2.3%	100.1%	96.4%	- 3.7%
New Listings	8	8	0.0%	25	23	- 8.0%

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

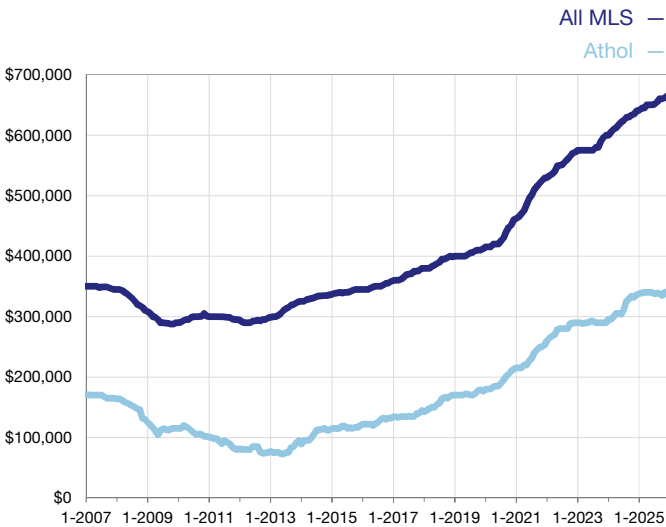
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	3	1	- 66.7%
Closed Sales	1	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$200,000	\$0	- 100.0%	\$200,000	\$270,000	+ 35.0%
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	107	0	- 100.0%	47	40	- 14.9%
Percent of Original List Price Received*	83.7%	0.0%	- 100.0%	94.6%	101.1%	+ 6.9%
New Listings	0	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

