

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Athol

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	12	14	+ 16.7%	38	42	+ 10.5%
Closed Sales	12	5	- 58.3%	38	36	- 5.3%
Median Sales Price*	\$334,000	\$385,000	+ 15.3%	\$333,500	\$363,500	+ 9.0%
Inventory of Homes for Sale	21	22	+ 4.8%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--
Cumulative Days on Market Until Sale	50	126	+ 152.0%	59	71	+ 20.3%
Percent of Original List Price Received*	100.5%	91.6%	- 8.9%	100.2%	95.7%	- 4.5%
New Listings	17	20	+ 17.6%	42	43	+ 2.4%

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

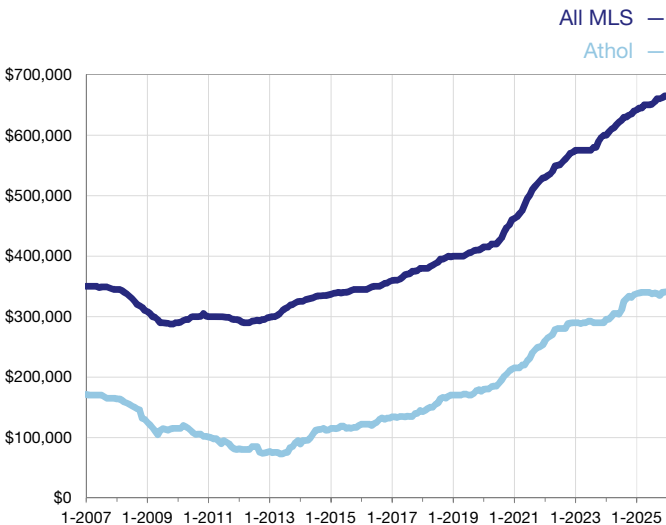
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	0	- 100.0%	4	1	- 75.0%
Closed Sales	1	1	0.0%	4	2	- 50.0%
Median Sales Price*	\$193,000	\$201,000	+ 4.1%	\$196,500	\$235,500	+ 19.8%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	58	62	+ 6.9%	50	51	+ 2.0%
Percent of Original List Price Received*	99.6%	100.6%	+ 1.0%	95.8%	100.8%	+ 5.2%
New Listings	1	1	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

