

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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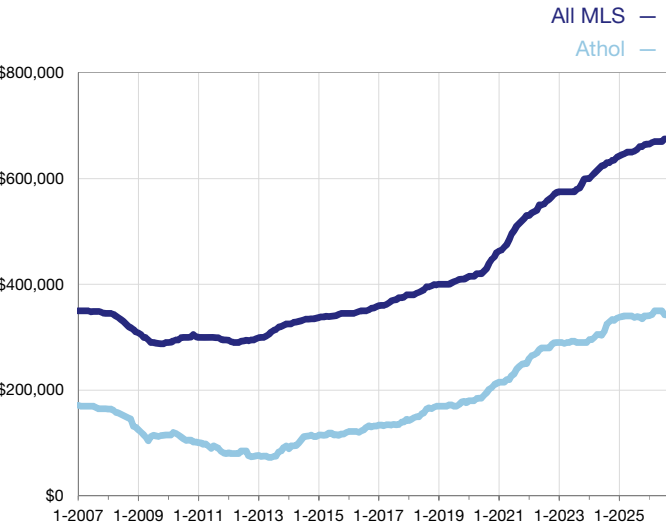
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	17	9	- 47.1%	95	90	- 5.3%
Closed Sales	11	12	+ 9.1%	88	90	+ 2.3%
Median Sales Price*	\$360,000	\$392,500	+ 9.0%	\$340,000	\$345,750	+ 1.7%
Inventory of Homes for Sale	38	26	- 31.6%	--	--	--
Months Supply of Inventory	3.2	2.2	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	53	53	0.0%	48	51	+ 6.3%
Percent of Original List Price Received*	99.4%	98.9%	- 0.5%	100.5%	99.2%	- 1.3%
New Listings	19	11	- 42.1%	121	104	- 14.0%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	6	3	- 50.0%
Closed Sales	1	0	- 100.0%	5	4	- 20.0%
Median Sales Price*	\$195,000	\$0	- 100.0%	\$195,000	\$240,000	+ 23.1%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.7	--	--	--	--
Cumulative Days on Market Until Sale	19	0	- 100.0%	44	38	- 13.6%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	96.7%	100.7%	+ 4.1%
New Listings	0	0	--	4	4	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

