

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamsburg

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	17	19	+ 11.8%
Closed Sales	2	1	- 50.0%	19	18	- 5.3%
Median Sales Price*	\$342,500	\$475,000	+ 38.7%	\$364,000	\$432,000	+ 18.7%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	2.4	0.4	- 83.3%	--	--	--
Cumulative Days on Market Until Sale	42	74	+ 76.2%	39	78	+ 100.0%
Percent of Original List Price Received*	91.5%	90.5%	- 1.1%	100.7%	104.1%	+ 3.4%
New Listings	0	1	--	24	21	- 12.5%

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

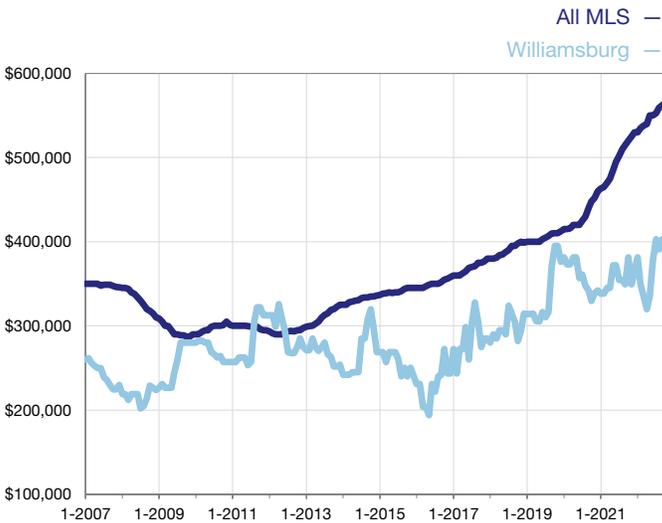
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	3	1	- 66.7%
Closed Sales	0	0	--	3	1	- 66.7%
Median Sales Price*	\$0	\$0	--	\$210,000	\$250,000	+ 19.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	115	23	- 80.0%
Percent of Original List Price Received*	0.0%	0.0%	--	96.9%	109.2%	+ 12.7%
New Listings	0	0	--	4	1	- 75.0%

* 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

