

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamstown

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	1	- 50.0%	67	53	- 20.9%
Closed Sales	4	3	- 25.0%	68	56	- 17.6%
Median Sales Price*	\$286,250	\$289,000	+ 1.0%	\$390,000	\$420,100	+ 7.7%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	2.0	1.1	- 45.0%	--	--	--
Cumulative Days on Market Until Sale	85	53	- 37.6%	118	104	- 11.9%
Percent of Original List Price Received*	88.2%	94.9%	+ 7.6%	94.2%	99.4%	+ 5.5%
New Listings	1	2	+ 100.0%	73	63	- 13.7%

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

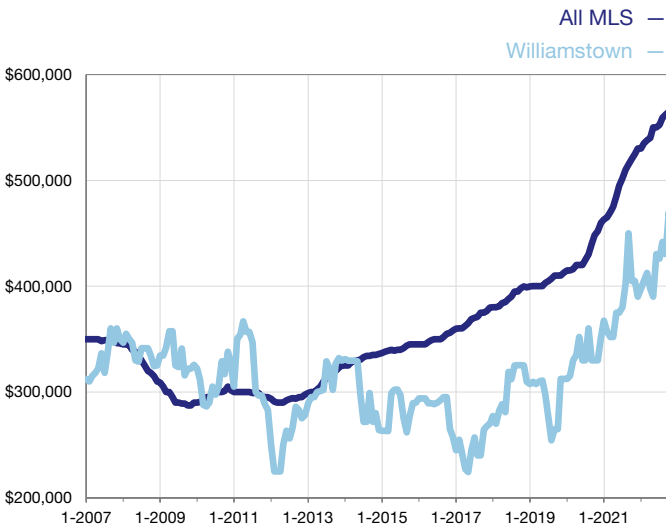
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	4	+ 100.0%	14	15	+ 7.1%
Closed Sales	0	2	--	11	16	+ 45.5%
Median Sales Price*	\$0	\$1,067,500	--	\$243,000	\$353,500	+ 45.5%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.6	2.0	+ 233.3%	--	--	--
Cumulative Days on Market Until Sale	0	541	--	94	155	+ 64.9%
Percent of Original List Price Received*	0.0%	101.0%	--	100.0%	99.6%	- 0.4%
New Listings	1	5	+ 400.0%	14	23	+ 64.3%

* 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

