

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamstown

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	3	2	- 33.3%
Closed Sales	6	3	- 50.0%	6	3	- 50.0%
Median Sales Price*	\$606,250	\$496,000	- 18.2%	\$606,250	\$496,000	- 18.2%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	165	104	- 37.0%	165	104	- 37.0%
Percent of Original List Price Received*	93.8%	103.0%	+ 9.8%	93.8%	103.0%	+ 9.8%
New Listings	1	2	+ 100.0%	1	2	+ 100.0%

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

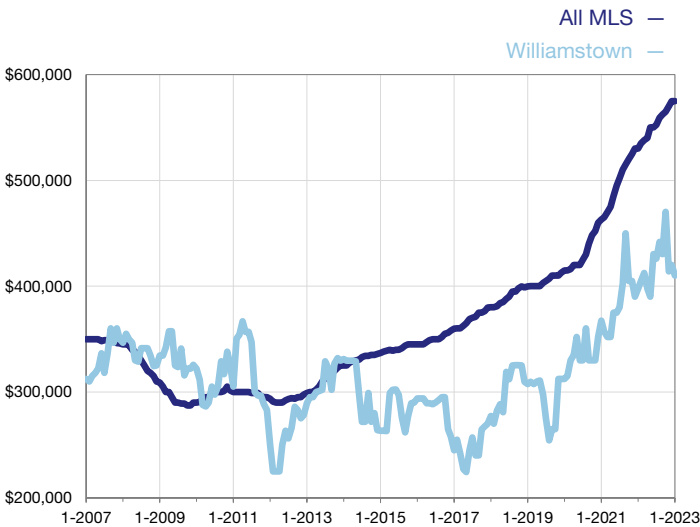
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	0	1	--
Closed Sales	0	4	--	0	4	--
Median Sales Price*	\$0	\$725,000	--	\$0	\$725,000	--
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	1.3	3.1	+ 138.5%	--	--	--
Cumulative Days on Market Until Sale	0	45	--	0	45	--
Percent of Original List Price Received*	0.0%	100.3%	--	0.0%	100.3%	--
New Listings	1	2	+ 100.0%	1	2	+ 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

