Local Market Update – October 2018

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Williamstown

Single-Family Properties

	October			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	5	**7**	+ 40.0%	55	**64**	+ 16.4%
Closed Sales	9	**9**	0.0%	48	**58**	+ 20.8%
Median Sales Price*	$412,000	**$354,000**	- 14.1%	$271,000	**$326,000**	+ 20.3%
Inventory of Homes for Sale	53	**50**	- 5.7%	--	--	--
Months Supply of Inventory	11.0	**8.7**	- 20.9%	--	--	--
Cumulative Days on Market Until Sale	197	**50**	- 74.6%	101	**100**	- 1.0%
Percent of Original List Price Received*	83.1%	**87.4%**	+ 5.2%	91.4%	**90.5%**	- 1.0%
New Listings	6	**11**	+ 83.3%	90	**99**	+ 10.0%

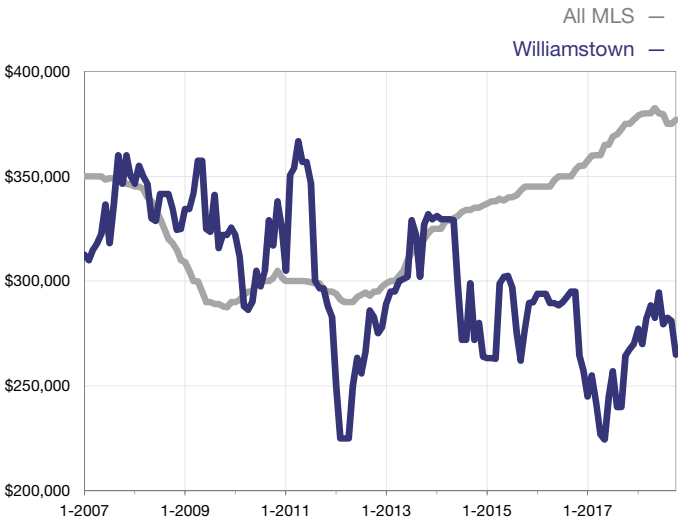
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

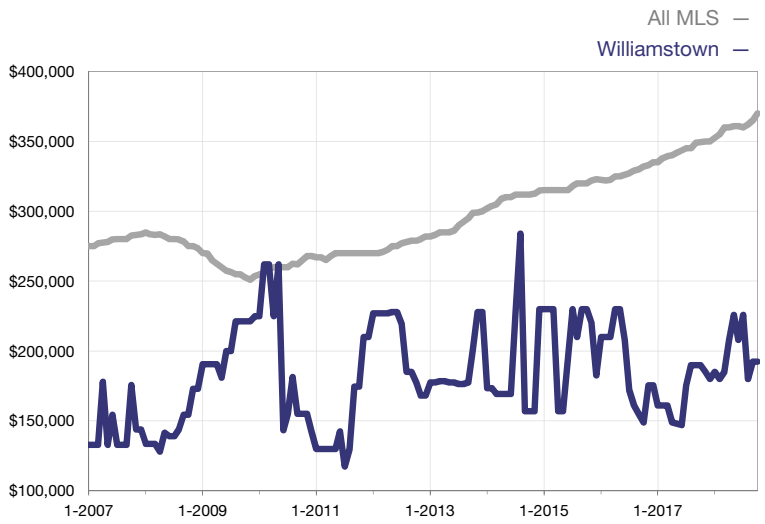
	October			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	1	**1**	0.0%	10	**9**	- 10.0%
Closed Sales	0	**1**	--	9	**10**	+ 11.1%
Median Sales Price*	$0	**$215,000**	--	$190,000	**$232,450**	+ 22.3%
Inventory of Homes for Sale	16	**12**	- 25.0%	--	--	--
Months Supply of Inventory	10.2	**10.0**	- 2.0%	--	--	--
Cumulative Days on Market Until Sale	0	**42**	--	108	**56**	- 48.1%
Percent of Original List Price Received*	0.0%	**95.6%**	--	95.7%	**94.6%**	- 1.1%
New Listings	2	**0**	- 100.0%	21	**13**	- 38.1%

* 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



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