

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamstown

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	10	9	- 10.0%	48	40	- 16.7%
Closed Sales	8	4	- 50.0%	31	31	0.0%
Median Sales Price*	\$422,000	\$139,950	- 66.8%	\$319,000	\$265,000	- 16.9%
Inventory of Homes for Sale	54	56	+ 3.7%	--	--	--
Months Supply of Inventory	10.1	8.8	- 12.9%	--	--	--
Cumulative Days on Market Until Sale	175	125	- 28.6%	127	141	+ 11.0%
Percent of Original List Price Received*	88.5%	92.5%	+ 4.5%	90.9%	88.8%	- 2.3%
New Listings	14	11	- 21.4%	73	68	- 6.8%

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

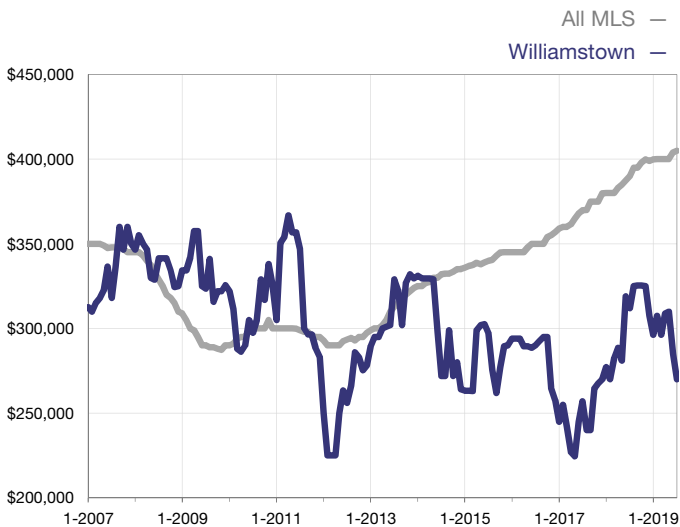
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	2	4	+ 100.0%	8	10	+ 25.0%
Closed Sales	2	1	- 50.0%	8	4	- 50.0%
Median Sales Price*	\$196,000	\$150,000	- 23.5%	\$232,450	\$224,500	- 3.4%
Inventory of Homes for Sale	14	22	+ 57.1%	--	--	--
Months Supply of Inventory	10.8	18.9	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	17	54	+ 217.6%	65	98	+ 50.8%
Percent of Original List Price Received*	101.0%	93.8%	- 7.1%	93.8%	94.5%	+ 0.7%
New Listings	2	2	0.0%	11	20	+ 81.8%

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

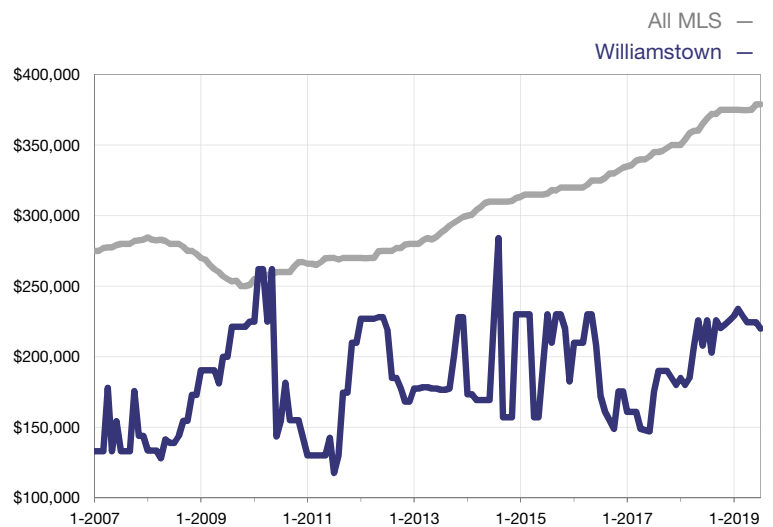
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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