

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamstown

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	5	+ 150.0%	8	11	+ 37.5%
Closed Sales	2	4	+ 100.0%	7	9	+ 28.6%
Median Sales Price*	\$477,500	\$175,000	- 63.4%	\$333,150	\$349,000	+ 4.8%
Inventory of Homes for Sale	41	9	- 78.0%	--	--	--
Months Supply of Inventory	8.9	1.2	- 86.5%	--	--	--
Cumulative Days on Market Until Sale	453	68	- 85.0%	157	67	- 57.3%
Percent of Original List Price Received*	82.0%	90.4%	+ 10.2%	88.4%	91.9%	+ 4.0%
New Listings	3	3	0.0%	12	9	- 25.0%

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

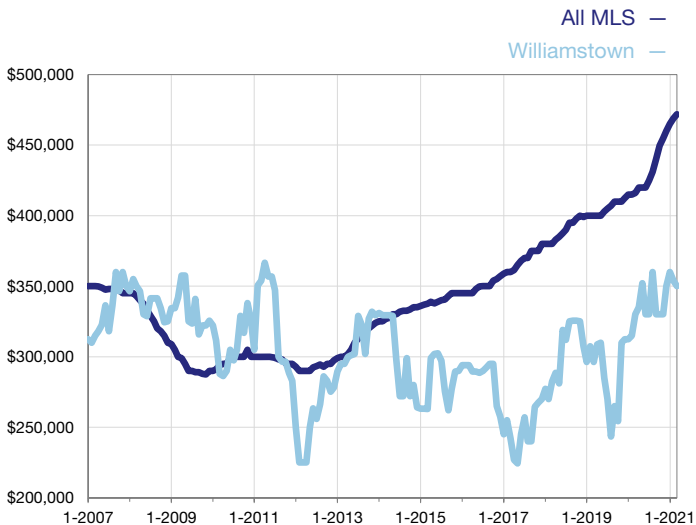
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	2	2	0.0%
Closed Sales	0	1	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$350,000	--	\$151,500	\$216,500	+ 42.9%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	5.0	2.1	- 58.0%	--	--	--
Cumulative Days on Market Until Sale	0	8	--	2	9	+ 350.0%
Percent of Original List Price Received*	0.0%	100.3%	--	94.7%	99.8%	+ 5.4%
New Listings	0	1	--	2	2	0.0%

* 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

