

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Williamstown

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	4	0.0%	12	15	+ 25.0%
Closed Sales	5	5	0.0%	12	14	+ 16.7%
Median Sales Price*	\$395,000	<b>\$502,000</b>	+ 27.1%	\$364,075	<b>\$362,000</b>	- 0.6%
Inventory of Homes for Sale	37	17	- 54.1%	--	--	--
Months Supply of Inventory	7.9	2.2	- 72.2%	--	--	--
Cumulative Days on Market Until Sale	232	89	- 61.6%	188	75	- 60.1%
Percent of Original List Price Received*	84.8%	91.1%	+ 7.4%	86.9%	91.6%	+ 5.4%
New Listings	4	15	+ 275.0%	16	24	+ 50.0%

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

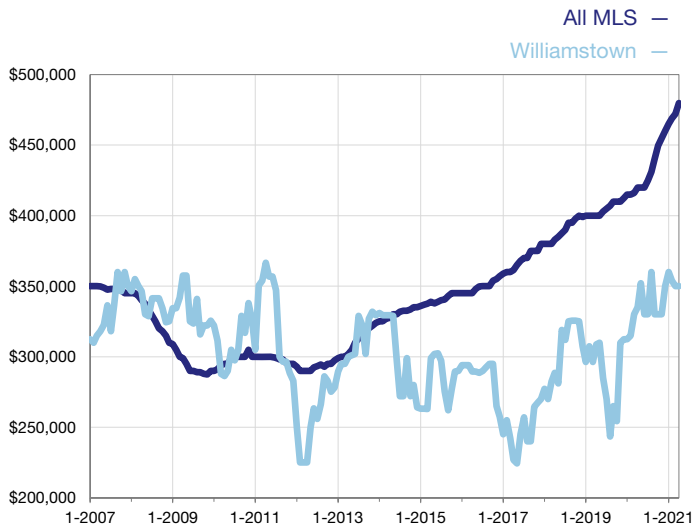
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	2	+ 100.0%	3	4	+ 33.3%
Closed Sales	1	1	0.0%	2	4	+ 100.0%
Median Sales Price*	\$290,000	<b>\$440,000</b>	+ 51.7%	\$220,750	<b>\$283,250</b>	+ 28.3%
Inventory of Homes for Sale	9	0	- 100.0%	--	--	--
Months Supply of Inventory	4.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	322	2	- 99.4%	162	8	- 95.1%
Percent of Original List Price Received*	88.1%	100.0%	+ 13.5%	91.4%	99.9%	+ 9.3%
New Listings	0	1	--	2	3	+ 50.0%

\* 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

