

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Williamstown

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	9	- 10.0%	22	25	+ 13.6%
Closed Sales	1	6	+ 500.0%	13	20	+ 53.8%
Median Sales Price*	\$178,000	<b>\$569,000</b>	+ 219.7%	\$333,150	<b>\$390,000</b>	+ 17.1%
Inventory of Homes for Sale	43	17	- 60.5%	--	--	--
Months Supply of Inventory	9.6	2.1	- 78.1%	--	--	--
Cumulative Days on Market Until Sale	56	96	+ 71.4%	178	81	- 54.5%
Percent of Original List Price Received*	74.2%	93.0%	+ 25.3%	85.9%	92.0%	+ 7.1%
New Listings	18	9	- 50.0%	34	33	- 2.9%

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

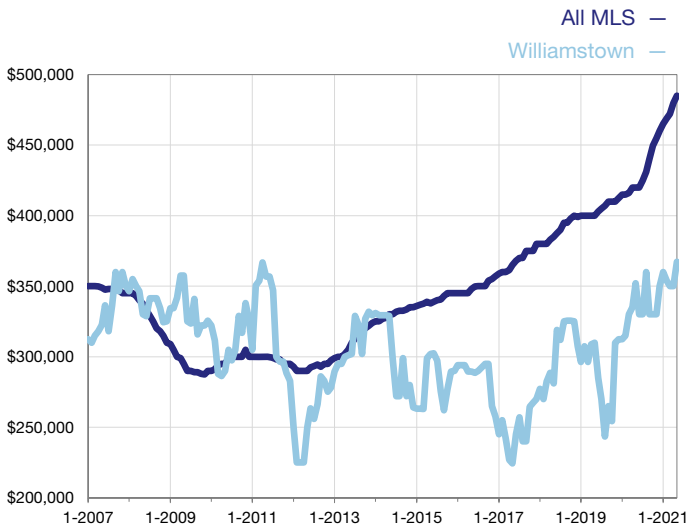
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	4	5	+ 25.0%
Closed Sales	1	1	0.0%	3	5	+ 66.7%
Median Sales Price*	\$124,000	<b>\$682,450</b>	+ 450.4%	\$151,500	<b>\$350,000</b>	+ 131.0%
Inventory of Homes for Sale	9	0	- 100.0%	--	--	--
Months Supply of Inventory	5.1	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	40	366	+ 815.0%	121	79	- 34.7%
Percent of Original List Price Received*	91.9%	98.9%	+ 7.6%	91.6%	99.7%	+ 8.8%
New Listings	2	1	- 50.0%	4	4	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

