

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamsburg

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	1	0.0%	17	19	+ 11.8%
Closed Sales	1	1	0.0%	17	17	0.0%
Median Sales Price*	\$189,000	\$450,000	+ 138.1%	\$364,000	\$415,000	+ 14.0%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	2.5	0.4	- 84.0%	--	--	--
Cumulative Days on Market Until Sale	18	159	+ 783.3%	39	78	+ 100.0%
Percent of Original List Price Received*	108.0%	81.8%	- 24.3%	101.8%	104.9%	+ 3.0%
New Listings	2	0	- 100.0%	24	20	- 16.7%

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

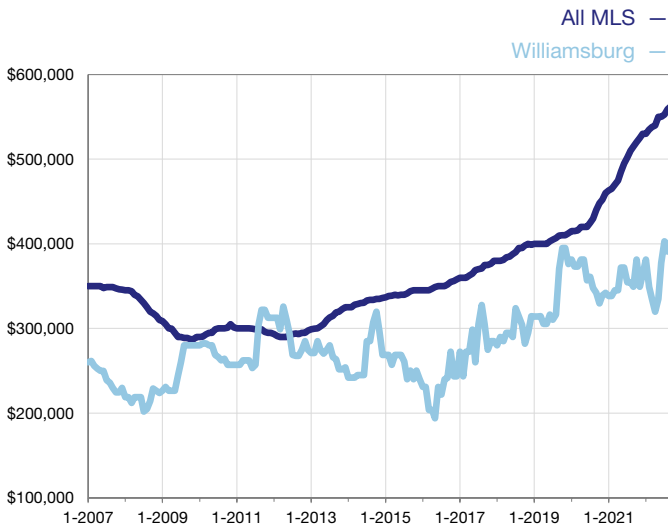
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	3	1	- 66.7%
Closed Sales	2	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$215,500	\$0	- 100.0%	\$210,000	\$250,000	+ 19.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	40	0	- 100.0%	115	23	- 80.0%
Percent of Original List Price Received*	100.2%	0.0%	- 100.0%	96.9%	109.2%	+ 12.7%
New Listings	0	0	--	4	1	- 75.0%

* 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

