

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamstown

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	4	- 42.9%	65	52	- 20.0%
Closed Sales	4	3	- 25.0%	64	53	- 17.2%
Median Sales Price*	\$482,000	\$287,000	- 40.5%	\$402,500	\$492,000	+ 22.2%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	2.2	1.3	- 40.9%	--	--	--
Cumulative Days on Market Until Sale	156	90	- 42.3%	120	107	- 10.8%
Percent of Original List Price Received*	94.5%	96.7%	+ 2.3%	94.6%	99.7%	+ 5.4%
New Listings	5	3	- 40.0%	72	61	- 15.3%

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

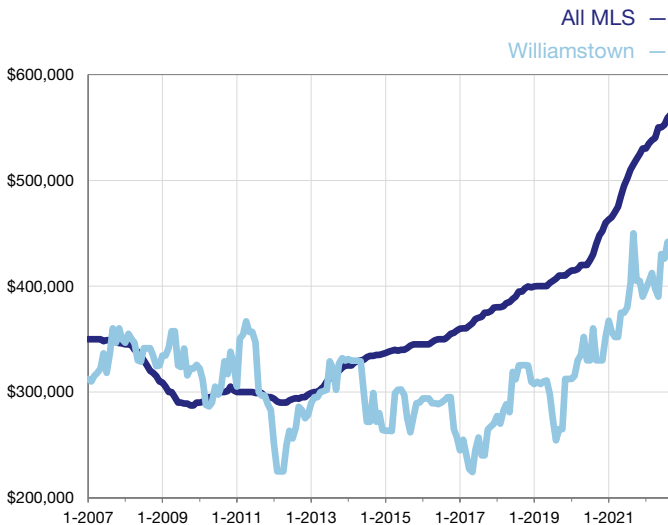
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	12	11	- 8.3%
Closed Sales	0	2	--	11	14	+ 27.3%
Median Sales Price*	\$0	\$664,500	--	\$243,000	\$335,000	+ 37.9%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.3	1.8	+ 38.5%	--	--	--
Cumulative Days on Market Until Sale	0	281	--	94	100	+ 6.4%
Percent of Original List Price Received*	0.0%	100.0%	--	100.0%	99.4%	- 0.6%
New Listings	1	0	- 100.0%	13	18	+ 38.5%

* 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

