

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamstown

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	5	4	- 20.0%
Closed Sales	4	1	- 75.0%	10	4	- 60.0%
Median Sales Price*	\$368,500	\$449,500	+ 22.0%	\$533,500	\$472,750	- 11.4%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	102	71	- 30.4%	140	96	- 31.4%
Percent of Original List Price Received*	93.2%	115.6%	+ 24.0%	93.6%	106.1%	+ 13.4%
New Listings	2	0	- 100.0%	3	2	- 33.3%

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

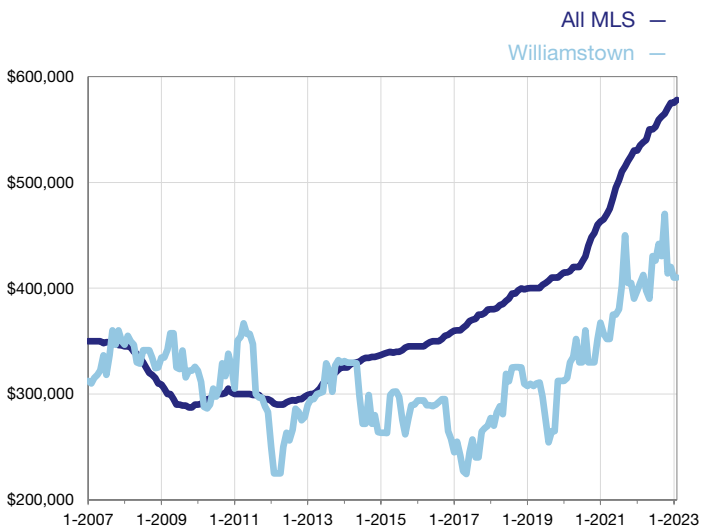
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	1	4	+ 300.0%
Closed Sales	2	0	- 100.0%	2	4	+ 100.0%
Median Sales Price*	\$406,950	\$0	- 100.0%	\$406,950	\$725,000	+ 78.2%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	2.6	2.3	- 11.5%	--	--	--
Cumulative Days on Market Until Sale	84	0	- 100.0%	84	45	- 46.4%
Percent of Original List Price Received*	99.4%	0.0%	- 100.0%	99.4%	100.3%	+ 0.9%
New Listings	3	2	- 33.3%	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

