

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamstown

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	8	5	- 37.5%
Closed Sales	1	3	+ 200.0%	11	7	- 36.4%
Median Sales Price*	\$280,000	\$310,000	+ 10.7%	\$492,000	\$413,000	- 16.1%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	100	116	+ 16.0%	136	104	- 23.5%
Percent of Original List Price Received*	98.2%	98.6%	+ 0.4%	94.0%	102.9%	+ 9.5%
New Listings	3	3	0.0%	6	5	- 16.7%

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

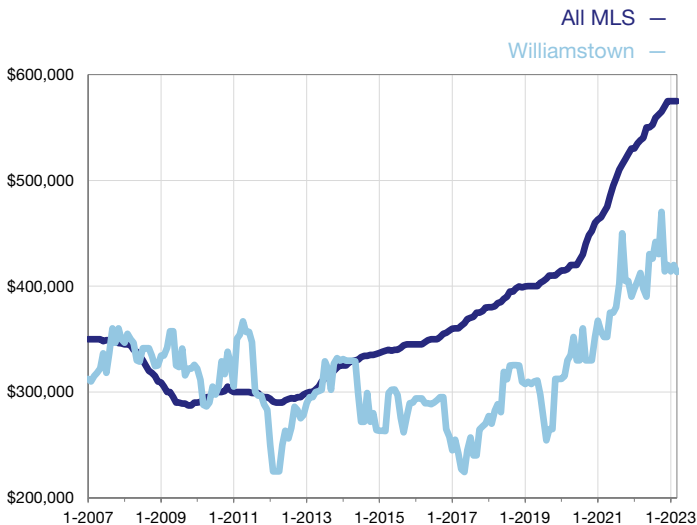
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	4	6	+ 50.0%
Closed Sales	1	2	+ 100.0%	3	6	+ 100.0%
Median Sales Price*	\$318,000	\$880,000	+ 176.7%	\$399,900	\$875,000	+ 118.8%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	2.3	2.1	- 8.7%	--	--	--
Cumulative Days on Market Until Sale	74	22	- 70.3%	80	37	- 53.8%
Percent of Original List Price Received*	93.6%	106.7%	+ 14.0%	97.5%	102.5%	+ 5.1%
New Listings	3	1	- 66.7%	7	5	- 28.6%

* 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

