

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamstown

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	6	+ 100.0%	11	11	0.0%
Closed Sales	1	1	0.0%	12	8	- 33.3%
Median Sales Price*	\$192,567	\$840,000	+ 336.2%	\$386,000	\$431,250	+ 11.7%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	601	63	- 89.5%	175	99	- 43.4%
Percent of Original List Price Received*	100.0%	115.2%	+ 15.2%	94.5%	104.4%	+ 10.5%
New Listings	6	8	+ 33.3%	12	13	+ 8.3%

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

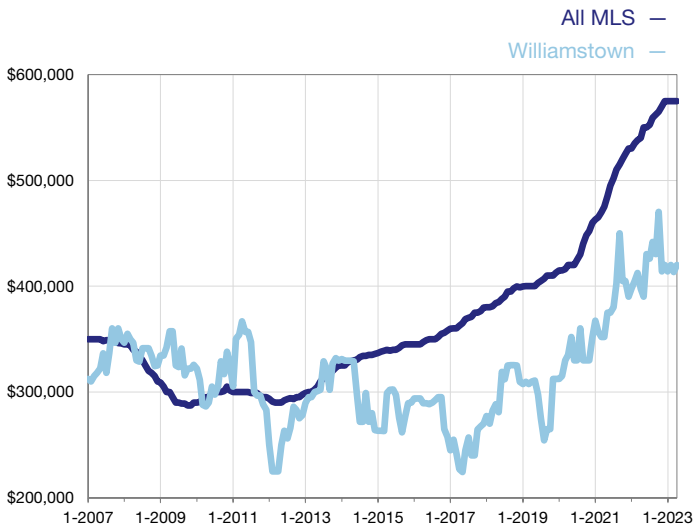
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	4	7	+ 75.0%
Closed Sales	1	3	+ 200.0%	4	9	+ 125.0%
Median Sales Price*	\$355,000	\$715,000	+ 101.4%	\$377,450	\$875,000	+ 131.8%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	2.3	3.1	+ 34.8%	--	--	--
Cumulative Days on Market Until Sale	73	289	+ 295.9%	79	121	+ 53.2%
Percent of Original List Price Received*	94.7%	101.0%	+ 6.7%	96.8%	102.0%	+ 5.4%
New Listings	0	3	--	7	8	+ 14.3%

* 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

