

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamstown

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	7	- 12.5%	19	17	- 10.5%
Closed Sales	2	1	- 50.0%	14	9	- 35.7%
Median Sales Price*	\$838,500	\$265,000	- 68.4%	\$434,500	\$413,000	- 4.9%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	2.8	2.6	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	147	75	- 49.0%	171	97	- 43.3%
Percent of Original List Price Received*	100.5%	101.9%	+ 1.4%	95.4%	104.2%	+ 9.2%
New Listings	15	10	- 33.3%	27	23	- 14.8%

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

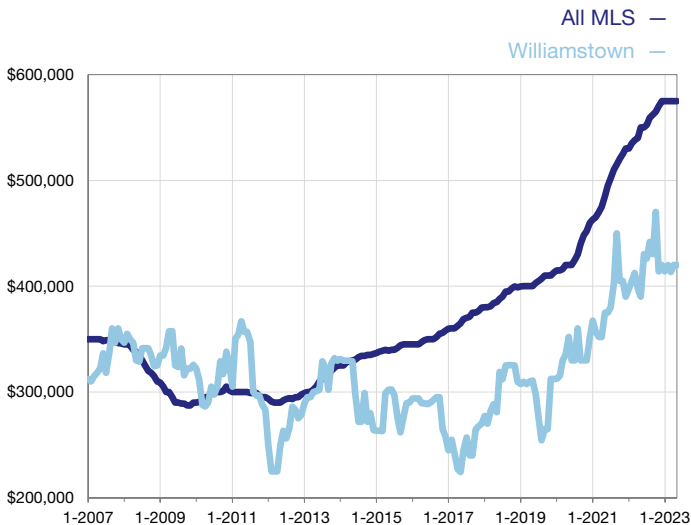
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	3	--	4	11	+ 175.0%
Closed Sales	1	2	+ 100.0%	5	12	+ 140.0%
Median Sales Price*	\$189,000	\$326,000	+ 72.5%	\$355,000	\$645,000	+ 81.7%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	2.9	2.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	65	76	+ 16.9%	76	109	+ 43.4%
Percent of Original List Price Received*	100.0%	96.7%	- 3.3%	97.4%	101.7%	+ 4.4%
New Listings	1	5	+ 400.0%	8	13	+ 62.5%

* 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

