

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Williamstown

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	6	- 40.0%	29	23	- 20.7%
Closed Sales	8	5	- 37.5%	22	14	- 36.4%
Median Sales Price*	\$582,000	<b>\$720,000</b>	+ 23.7%	\$525,500	<b>\$431,250</b>	- 17.9%
Inventory of Homes for Sale	15	16	+ 6.7%	--	--	--
Months Supply of Inventory	2.9	4.2	+ 44.8%	--	--	--
Cumulative Days on Market Until Sale	68	68	0.0%	134	86	- 35.8%
Percent of Original List Price Received*	100.5%	98.6%	- 1.9%	97.2%	102.2%	+ 5.1%
New Listings	11	11	0.0%	38	35	- 7.9%

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

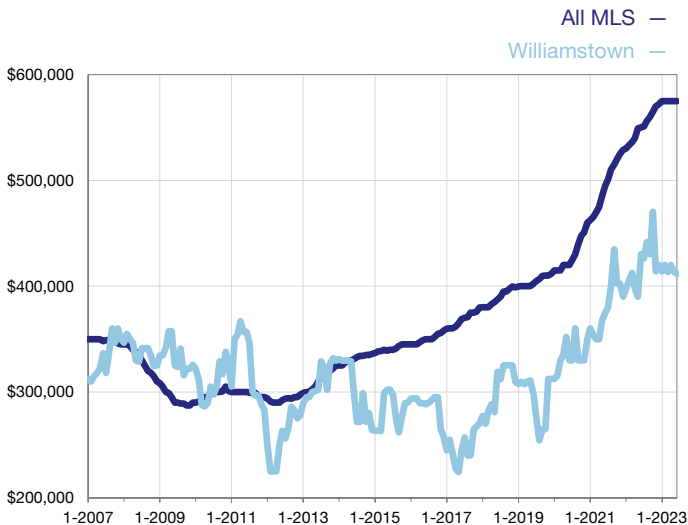
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	6	15	+ 150.0%
Closed Sales	1	3	+ 200.0%	6	15	+ 150.0%
Median Sales Price*	\$179,900	<b>\$595,000</b>	+ 230.7%	\$336,500	<b>\$595,000</b>	+ 76.8%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	2.1	2.6	+ 23.8%	--	--	--
Cumulative Days on Market Until Sale	81	53	- 34.6%	77	98	+ 27.3%
Percent of Original List Price Received*	100.0%	97.5%	- 2.5%	97.8%	100.9%	+ 3.2%
New Listings	2	4	+ 100.0%	10	17	+ 70.0%

\* 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

