

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamsburg

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	15	7	- 53.3%
Closed Sales	1	3	+ 200.0%	12	5	- 58.3%
Median Sales Price*	\$787,000	\$440,000	- 44.1%	\$545,000	\$440,000	- 19.3%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.5	2.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	23	39	+ 69.6%	91	77	- 15.4%
Percent of Original List Price Received*	125.9%	99.4%	- 21.0%	107.2%	93.2%	- 13.1%
New Listings	3	4	+ 33.3%	17	12	- 29.4%

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

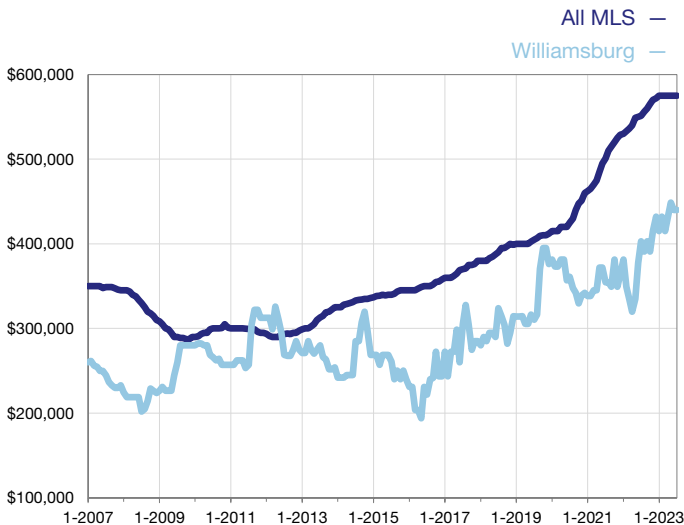
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$250,000	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	23	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	109.2%	0.0%	- 100.0%
New Listings	0	0	--	1	1	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

