

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Williamstown

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	8	+ 60.0%	34	32	- 5.9%
Closed Sales	7	6	- 14.3%	29	20	- 31.0%
Median Sales Price*	\$414,000	<b>\$575,450</b>	+ 39.0%	\$492,000	<b>\$472,750</b>	- 3.9%
Inventory of Homes for Sale	16	17	+ 6.3%	--	--	--
Months Supply of Inventory	3.3	4.1	+ 24.2%	--	--	--
Cumulative Days on Market Until Sale	58	65	+ 12.1%	115	80	- 30.4%
Percent of Original List Price Received*	106.4%	<b>103.1%</b>	- 3.1%	99.5%	<b>102.5%</b>	+ 3.0%
New Listings	7	9	+ 28.6%	45	44	- 2.2%

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

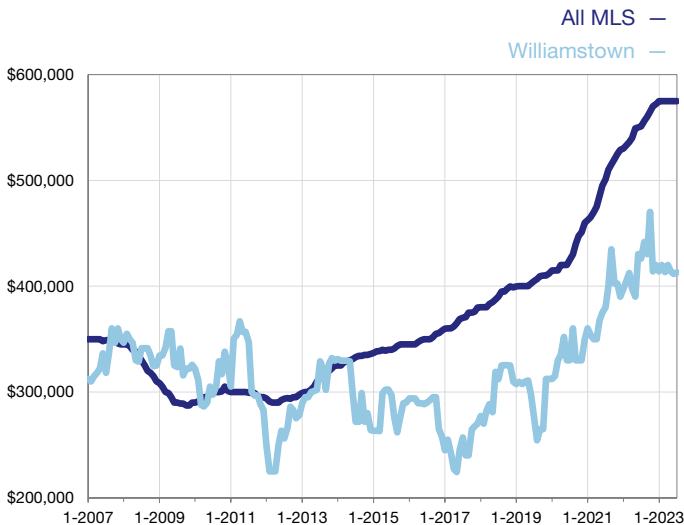
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	6	+ 50.0%	10	21	+ 110.0%
Closed Sales	0	3	--	6	18	+ 200.0%
Median Sales Price*	\$0	<b>\$660,000</b>	--	\$336,500	<b>\$627,500</b>	+ 86.5%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	0	23	--	77	87	+ 13.0%
Percent of Original List Price Received*	0.0%	<b>104.1%</b>	--	97.8%	<b>101.4%</b>	+ 3.7%
New Listings	3	3	0.0%	13	20	+ 53.8%

\* 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

