

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Williamstown

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	10	+ 66.7%	40	44	+ 10.0%
Closed Sales	10	10	0.0%	39	30	- 23.1%
Median Sales Price*	\$691,000	<b>\$430,500</b>	- 37.7%	\$575,000	<b>\$465,250</b>	- 19.1%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	3.6	3.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	99	73	- 26.3%	111	78	- 29.7%
Percent of Original List Price Received*	103.2%	100.7%	- 2.4%	100.4%	101.9%	+ 1.5%
New Listings	8	11	+ 37.5%	53	55	+ 3.8%

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

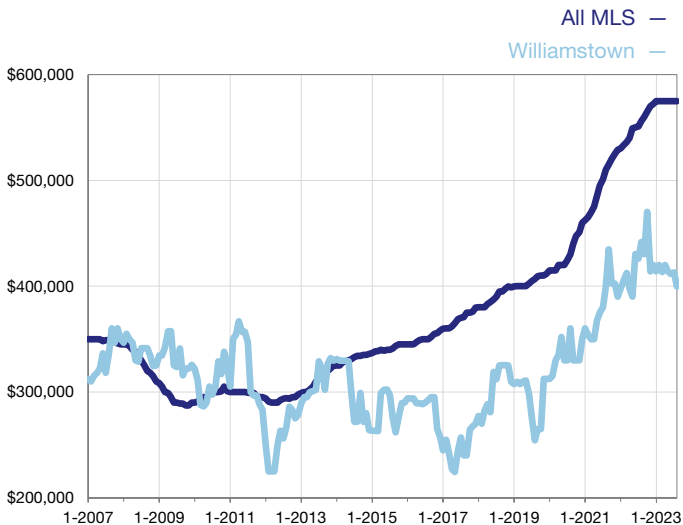
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	10	22	+ 120.0%
Closed Sales	4	4	0.0%	10	22	+ 120.0%
Median Sales Price*	\$312,500	<b>\$302,500</b>	- 3.2%	\$335,000	<b>\$587,500</b>	+ 75.4%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--
Cumulative Days on Market Until Sale	54	48	- 11.1%	68	80	+ 17.6%
Percent of Original List Price Received*	102.0%	103.5%	+ 1.5%	99.5%	101.8%	+ 2.3%
New Listings	1	4	+ 300.0%	14	24	+ 71.4%

\* 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

