

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamsburg

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	18	10	- 44.4%
Closed Sales	2	4	+ 100.0%	15	10	- 33.3%
Median Sales Price*	\$379,500	\$619,750	+ 63.3%	\$415,000	\$496,000	+ 19.5%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	21	11	- 47.6%	76	46	- 39.5%
Percent of Original List Price Received*	106.3%	116.5%	+ 9.6%	107.2%	101.7%	- 5.1%
New Listings	1	0	- 100.0%	19	13	- 31.6%

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

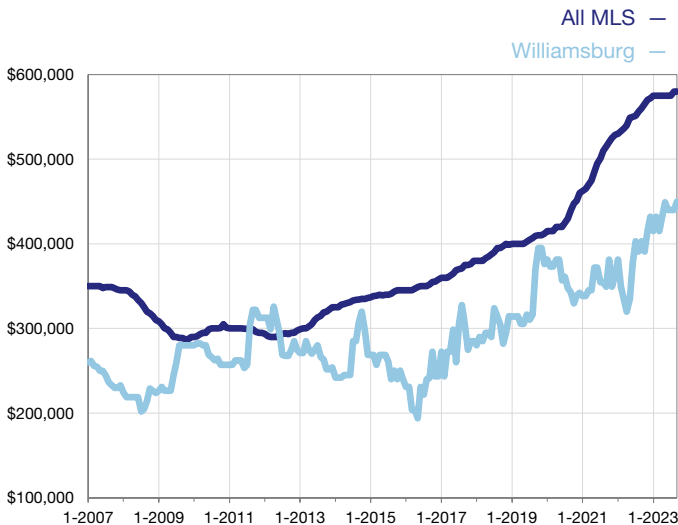
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	1	--	1	1	0.0%
Median Sales Price*	\$0	\$200,000	--	\$250,000	\$200,000	- 20.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	6	--	23	6	- 73.9%
Percent of Original List Price Received*	0.0%	104.2%	--	109.2%	104.2%	- 4.6%
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

