

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamstown

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	5	0.0%	45	49	+ 8.9%
Closed Sales	5	10	+ 100.0%	44	40	- 9.1%
Median Sales Price*	\$246,500	\$550,000	+ 123.1%	\$542,000	\$473,000	- 12.7%
Inventory of Homes for Sale	15	16	+ 6.7%	--	--	--
Months Supply of Inventory	3.2	3.4	+ 6.3%	--	--	--
Cumulative Days on Market Until Sale	85	91	+ 7.1%	108	81	- 25.0%
Percent of Original List Price Received*	96.8%	97.1%	+ 0.3%	100.0%	100.7%	+ 0.7%
New Listings	3	7	+ 133.3%	56	62	+ 10.7%

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

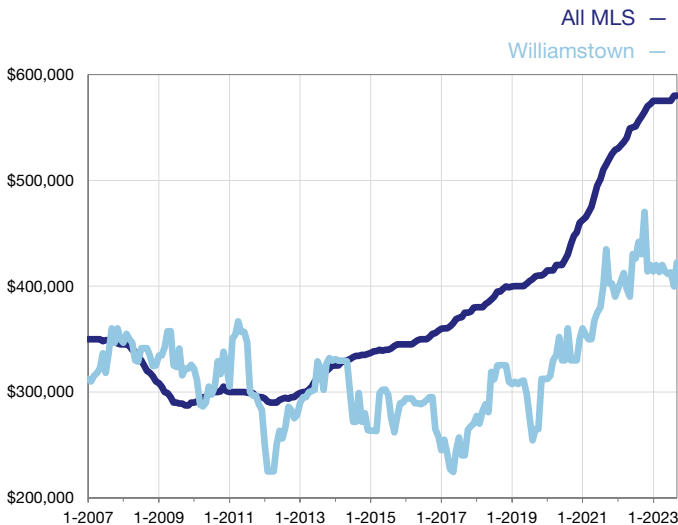
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	11	24	+ 118.2%
Closed Sales	2	3	+ 50.0%	12	25	+ 108.3%
Median Sales Price*	\$387,000	\$675,000	+ 74.4%	\$335,000	\$590,000	+ 76.1%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	1.5	2.1	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	84	192	+ 128.6%	70	93	+ 32.9%
Percent of Original List Price Received*	98.0%	101.8%	+ 3.9%	99.2%	101.8%	+ 2.6%
New Listings	1	2	+ 100.0%	15	26	+ 73.3%

* 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

