

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamsburg

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	18	10	- 44.4%
Closed Sales	1	1	0.0%	16	11	- 31.3%
Median Sales Price*	\$250,000	\$275,000	+ 10.0%	\$403,000	\$440,000	+ 9.2%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 46.2%	--	--	--
Cumulative Days on Market Until Sale	34	27	- 20.6%	73	44	- 39.7%
Percent of Original List Price Received*	94.3%	110.0%	+ 16.6%	106.4%	102.5%	- 3.7%
New Listings	0	2	--	19	15	- 21.1%

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

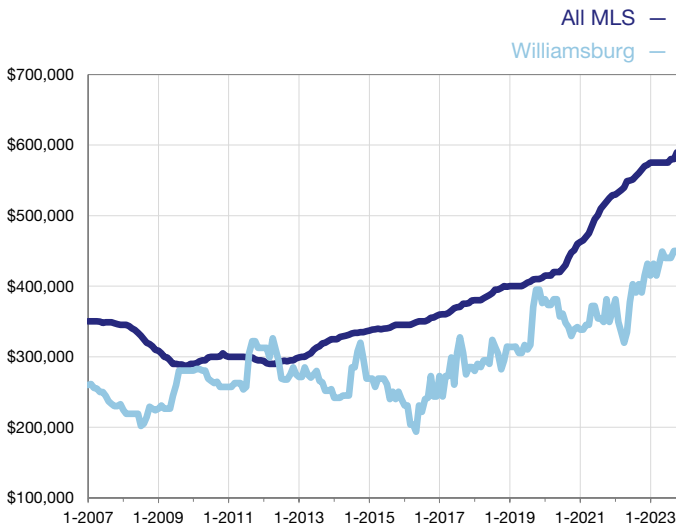
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$250,000	\$200,000	- 20.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	23	6	- 73.9%
Percent of Original List Price Received*	0.0%	0.0%	--	109.2%	104.2%	- 4.6%
New Listings	0	1	--	1	2	+ 100.0%

* 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

