

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamstown

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	48	51	+ 6.3%
Closed Sales	6	6	0.0%	50	46	- 8.0%
Median Sales Price*	\$382,000	\$602,500	+ 57.7%	\$498,000	\$488,500	- 1.9%
Inventory of Homes for Sale	14	18	+ 28.6%	--	--	--
Months Supply of Inventory	2.9	3.9	+ 34.5%	--	--	--
Cumulative Days on Market Until Sale	104	78	- 25.0%	108	81	- 25.0%
Percent of Original List Price Received*	99.0%	98.3%	- 0.7%	99.9%	100.4%	+ 0.5%
New Listings	3	6	+ 100.0%	59	68	+ 15.3%

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

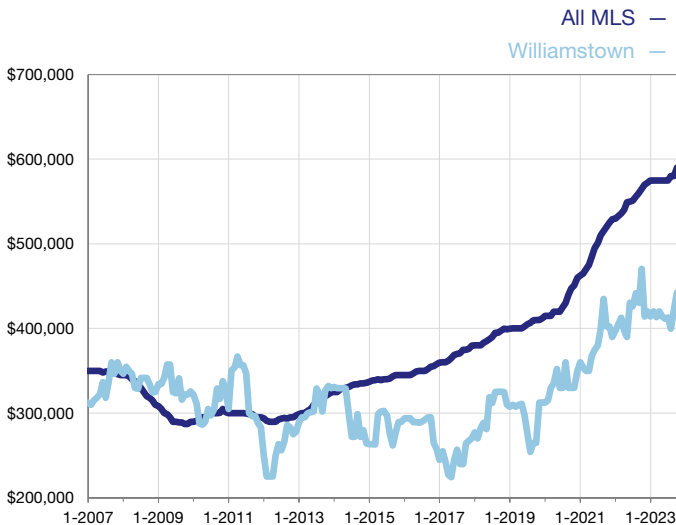
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	11	25	+ 127.3%
Closed Sales	0	2	--	12	26	+ 116.7%
Median Sales Price*	\$0	\$430,000	--	\$335,000	\$580,000	+ 73.1%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	1.5	2.3	+ 53.3%	--	--	--
Cumulative Days on Market Until Sale	0	70	--	70	95	+ 35.7%
Percent of Original List Price Received*	0.0%	99.2%	--	99.2%	101.7%	+ 2.5%
New Listings	0	1	--	15	27	+ 80.0%

* 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

