

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Williamsburg

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	19	10	- 47.4%
Closed Sales	1	0	- 100.0%	17	11	- 35.3%
Median Sales Price*	\$450,000	\$0	- 100.0%	\$415,000	\$440,000	+ 6.0%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.4	2.4	+ 500.0%	--	--	--
Cumulative Days on Market Until Sale	159	0	- 100.0%	78	44	- 43.6%
Percent of Original List Price Received*	81.8%	0.0%	- 100.0%	104.9%	102.5%	- 2.3%
New Listings	0	1	--	19	16	- 15.8%

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

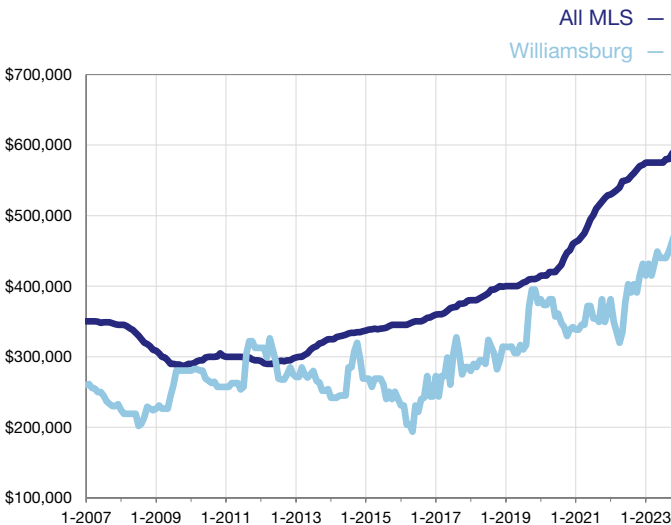
### Condominium Properties

Key Metrics	November			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	0	--	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

