

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamstown

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	6	+ 100.0%	51	57	+ 11.8%
Closed Sales	3	8	+ 166.7%	53	54	+ 1.9%
Median Sales Price*	\$287,000	\$647,500	+ 125.6%	\$492,000	\$510,350	+ 3.7%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	2.5	2.7	+ 8.0%	--	--	--
Cumulative Days on Market Until Sale	90	72	- 20.0%	107	79	- 26.2%
Percent of Original List Price Received*	96.7%	102.7%	+ 6.2%	99.7%	100.7%	+ 1.0%
New Listings	3	2	- 33.3%	62	70	+ 12.9%

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

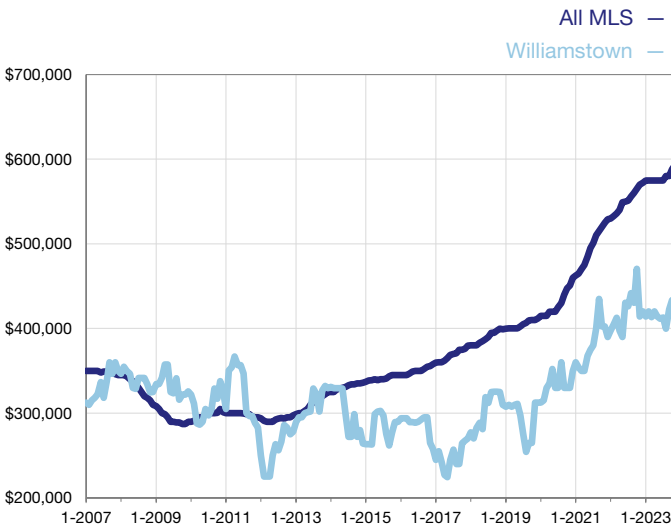
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	11	27	+ 145.5%
Closed Sales	2	2	0.0%	14	27	+ 92.9%
Median Sales Price*	\$664,500	\$336,741	- 49.3%	\$335,000	\$575,000	+ 71.6%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	1.8	2.8	+ 55.6%	--	--	--
Cumulative Days on Market Until Sale	39	215	+ 451.3%	66	107	+ 62.1%
Percent of Original List Price Received*	100.0%	101.0%	+ 1.0%	99.4%	101.7%	+ 2.3%
New Listings	0	2	--	16	29	+ 81.3%

* 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

