

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamstown

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	52	58	+ 11.5%
Closed Sales	3	5	+ 66.7%	56	58	+ 3.6%
Median Sales Price*	\$289,000	\$281,000	- 2.8%	\$420,100	\$488,500	+ 16.3%
Inventory of Homes for Sale	11	14	+ 27.3%	--	--	--
Months Supply of Inventory	2.5	2.9	+ 16.0%	--	--	--
Cumulative Days on Market Until Sale	53	104	+ 96.2%	104	81	- 22.1%
Percent of Original List Price Received*	94.9%	86.1%	- 9.3%	99.4%	99.6%	+ 0.2%
New Listings	2	5	+ 150.0%	64	75	+ 17.2%

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

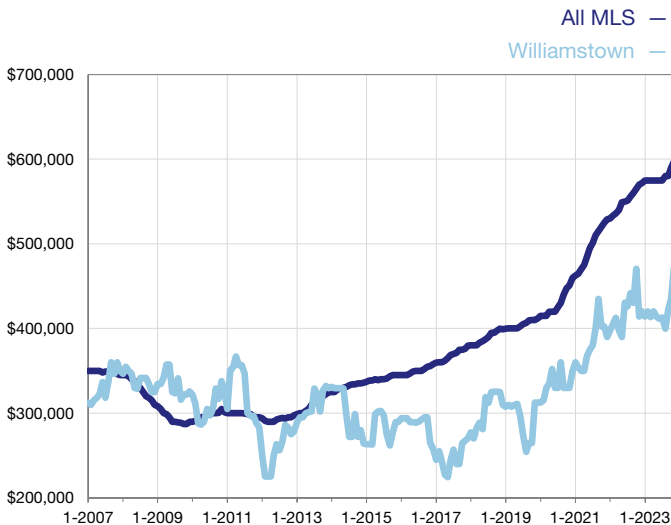
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	0	- 100.0%	14	27	+ 92.9%
Closed Sales	2	2	0.0%	16	29	+ 81.3%
Median Sales Price*	\$1,067,500	\$410,250	- 61.6%	\$353,500	\$550,000	+ 55.6%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	3.4	2.9	- 14.7%	--	--	--
Cumulative Days on Market Until Sale	179	50	- 72.1%	80	103	+ 28.8%
Percent of Original List Price Received*	101.0%	100.4%	- 0.6%	99.6%	101.6%	+ 2.0%
New Listings	7	0	- 100.0%	23	29	+ 26.1%

* 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

