

# Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Williamstown

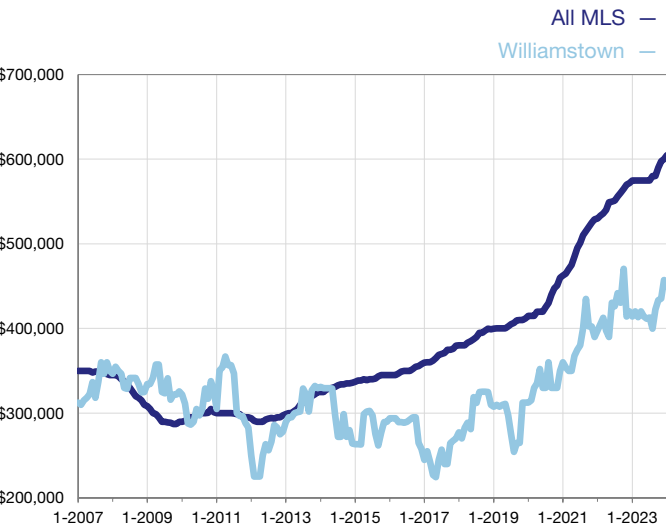
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
Closed Sales	3	2	- 33.3%	3	2	- 33.3%
Median Sales Price*	\$496,000	\$853,750	+ 72.1%	\$496,000	\$853,750	+ 72.1%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	2.4	2.5	+ 4.2%	--	--	--
Cumulative Days on Market Until Sale	104	82	- 21.2%	104	82	- 21.2%
Percent of Original List Price Received*	103.0%	96.4%	- 6.4%	103.0%	96.4%	- 6.4%
New Listings	2	0	- 100.0%	2	0	- 100.0%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	3	1	- 66.7%	3	1	- 66.7%
Median Sales Price*	\$575,000	\$515,000	- 10.4%	\$575,000	\$515,000	- 10.4%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	4.2	3.1	- 26.2%	--	--	--
Cumulative Days on Market Until Sale	32	157	+ 390.6%	32	157	+ 390.6%
Percent of Original List Price Received*	100.4%	100.0%	- 0.4%	100.4%	100.0%	- 0.4%
New Listings	2	2	0.0%	2	2	0.0%

\* 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

