

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamstown

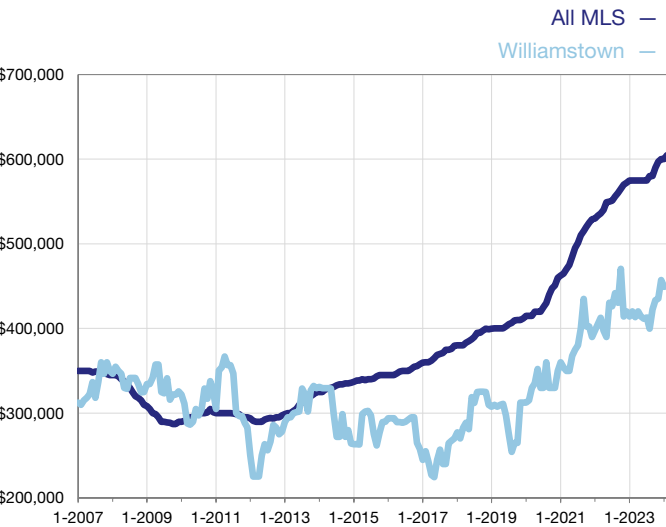
| Single-Family Properties | | | | February | | | Year to Date | | |
|------------------------------------------|--|--|--|-----------|-----------|----------|--------------|-----------|---------|
| Key Metrics | | | | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | | | | 2 | 2 | 0.0% | 4 | 4 | 0.0% |
| Closed Sales | | | | 1 | 1 | 0.0% | 4 | 3 | - 25.0% |
| Median Sales Price* | | | | \$449,500 | \$299,000 | - 33.5% | \$472,750 | \$607,500 | + 28.5% |
| Inventory of Homes for Sale | | | | 9 | 11 | + 22.2% | -- | -- | -- |
| Months Supply of Inventory | | | | 2.1 | 2.3 | + 9.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | | | | 71 | 93 | + 31.0% | 96 | 86 | - 10.4% |
| Percent of Original List Price Received* | | | | 115.6% | 93.5% | - 19.1% | 106.1% | 95.4% | - 10.1% |
| New Listings | | | | 1 | 2 | + 100.0% | 3 | 2 | - 33.3% |

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

| Condominium Properties | | | | February | | | Year to Date | | |
|------------------------------------------|--|--|--|----------|------|---------|--------------|-----------|----------|
| Key Metrics | | | | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | | | | 4 | 3 | - 25.0% | 5 | 3 | - 40.0% |
| Closed Sales | | | | 0 | 0 | -- | 3 | 1 | - 66.7% |
| Median Sales Price* | | | | \$0 | \$0 | -- | \$575,000 | \$515,000 | - 10.4% |
| Inventory of Homes for Sale | | | | 6 | 6 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | | | | 2.3 | 2.4 | + 4.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | | | | 0 | 0 | -- | 32 | 157 | + 390.6% |
| Percent of Original List Price Received* | | | | 0.0% | 0.0% | -- | 100.4% | 100.0% | - 0.4% |
| New Listings | | | | 2 | 3 | + 50.0% | 4 | 5 | + 25.0% |

* 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

