

# Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Williamstown

### Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	2	+ 100.0%	5	6	+ 20.0%
Closed Sales	3	3	0.0%	7	6	- 14.3%
Median Sales Price*	\$310,000	<b>\$342,000</b>	+ 10.3%	\$413,000	<b>\$382,500</b>	- 7.4%
Inventory of Homes for Sale	11	12	+ 9.1%	--	--	--
Months Supply of Inventory	2.7	2.5	- 7.4%	--	--	--
Cumulative Days on Market Until Sale	116	156	+ 34.5%	104	121	+ 16.3%
Percent of Original List Price Received*	98.6%	88.1%	- 10.6%	102.9%	91.7%	- 10.9%
New Listings	3	4	+ 33.3%	6	6	0.0%

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

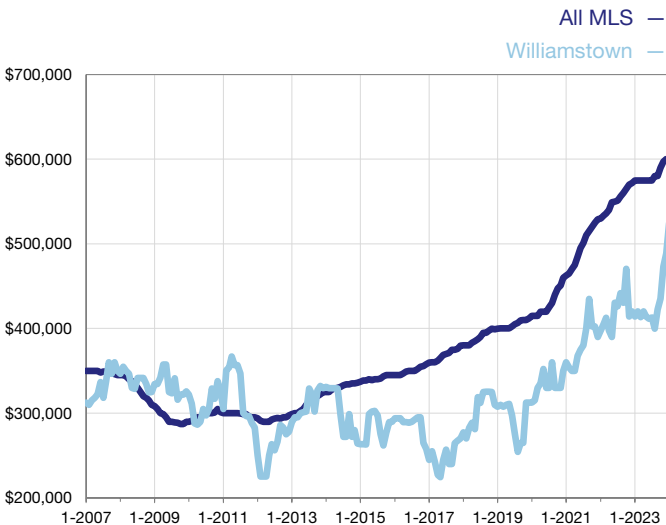
### Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	1	- 50.0%	7	4	- 42.9%
Closed Sales	3	2	- 33.3%	6	3	- 50.0%
Median Sales Price*	\$875,000	<b>\$487,500</b>	- 44.3%	\$875,000	<b>\$515,000</b>	- 41.1%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	2.1	2.9	+ 38.1%	--	--	--
Cumulative Days on Market Until Sale	28	115	+ 310.7%	30	129	+ 330.0%
Percent of Original List Price Received*	107.6%	100.0%	- 7.1%	104.0%	100.0%	- 3.8%
New Listings	1	2	+ 100.0%	5	8	+ 60.0%

\* 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

