

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamsburg

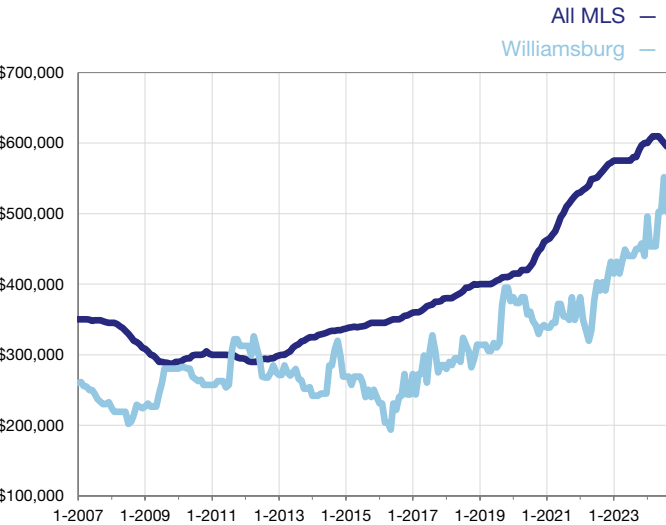
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	9	11	+ 22.2%
Closed Sales	1	2	+ 100.0%	6	9	+ 50.0%
Median Sales Price*	\$725,000	\$447,950	- 38.2%	\$440,000	\$453,600	+ 3.1%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	3.2	1.2	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	29	19	- 34.5%	69	22	- 68.1%
Percent of Original List Price Received*	85.3%	106.3%	+ 24.6%	91.9%	104.4%	+ 13.6%
New Listings	1	1	0.0%	13	14	+ 7.7%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	0	--	0	2	--
Median Sales Price*	\$0	\$0	--	\$0	\$232,750	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	58	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	88.7%	--
New Listings	0	0	--	1	1	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

