

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamstown

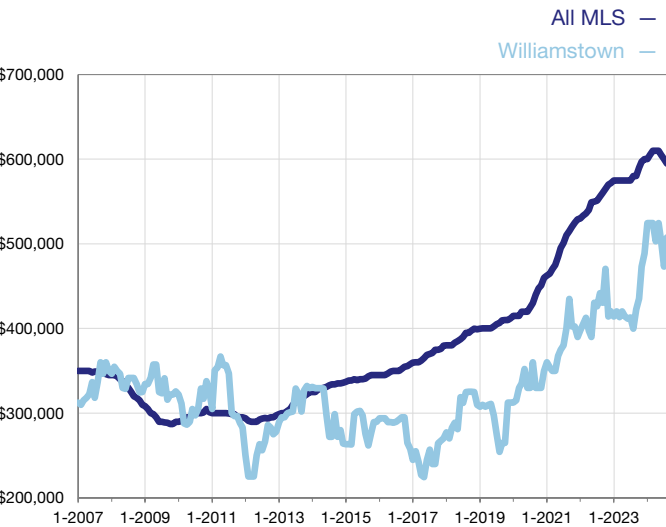
Single-Family Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				10	2	- 80.0%	43	24	- 44.2%
Closed Sales				10	4	- 60.0%	30	22	- 26.7%
Median Sales Price*				\$430,500	\$677,500	+ 57.4%	\$465,250	\$421,500	- 9.4%
Inventory of Homes for Sale				18	21	+ 16.7%	--	--	--
Months Supply of Inventory				3.9	6.6	+ 69.2%	--	--	--
Cumulative Days on Market Until Sale				73	120	+ 64.4%	78	91	+ 16.7%
Percent of Original List Price Received*				100.7%	101.7%	+ 1.0%	101.9%	97.0%	- 4.8%
New Listings				11	8	- 27.3%	55	39	- 29.1%

* 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		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				3	2	- 33.3%	23	11	- 52.2%
Closed Sales				4	2	- 50.0%	20	10	- 50.0%
Median Sales Price*				\$302,500	\$406,000	+ 34.2%	\$587,500	\$537,500	- 8.5%
Inventory of Homes for Sale				6	7	+ 16.7%	--	--	--
Months Supply of Inventory				2.2	4.2	+ 90.9%	--	--	--
Cumulative Days on Market Until Sale				48	94	+ 95.8%	88	123	+ 39.8%
Percent of Original List Price Received*				103.5%	95.7%	- 7.5%	102.0%	99.1%	- 2.8%
New Listings				4	5	+ 25.0%	24	18	- 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

