

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamsburg

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	2	+ 100.0%	10	12	+ 20.0%
Closed Sales	4	2	- 50.0%	10	11	+ 10.0%
Median Sales Price*	\$619,750	\$530,000	- 14.5%	\$496,000	\$453,600	- 8.5%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	2.5	1.2	- 52.0%	--	--	--
Cumulative Days on Market Until Sale	11	51	+ 363.6%	46	27	- 41.3%
Percent of Original List Price Received*	116.5%	86.4%	- 25.8%	101.7%	101.2%	- 0.5%
New Listings	0	2	--	13	16	+ 23.1%

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

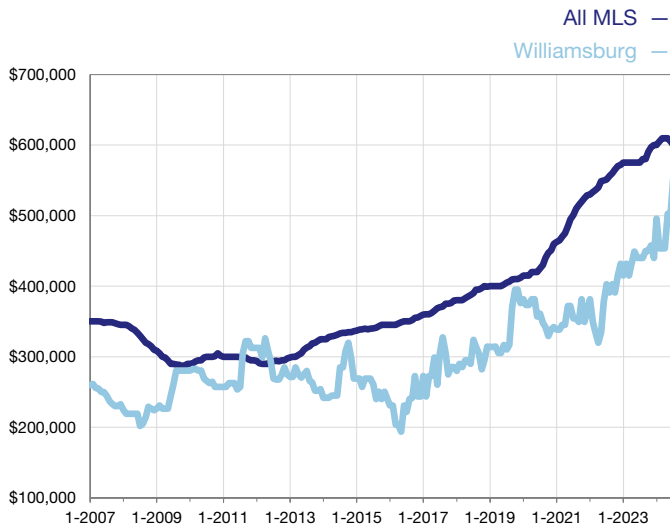
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	1	2	+ 100.0%
Closed Sales	1	0	- 100.0%	1	2	+ 100.0%
Median Sales Price*	\$200,000	\$0	- 100.0%	\$200,000	\$232,750	+ 16.4%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	6	0	- 100.0%	6	58	+ 866.7%
Percent of Original List Price Received*	104.2%	0.0%	- 100.0%	104.2%	88.7%	- 14.9%
New Listings	0	1	--	1	2	+ 100.0%

* 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

