

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Williamstown

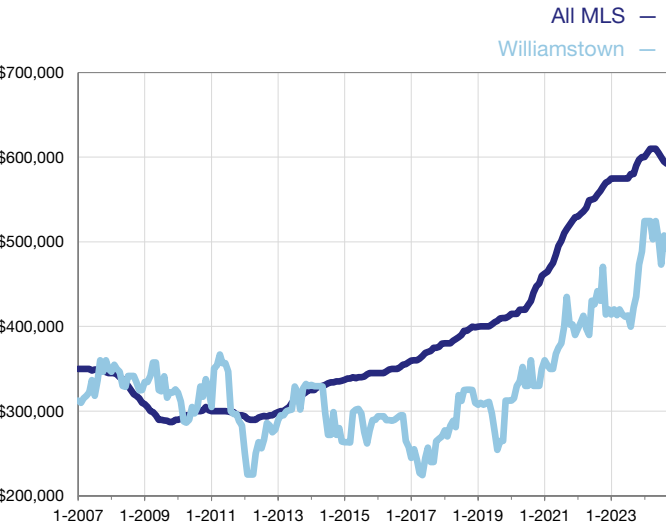
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	3	- 25.0%	47	27	- 42.6%
Closed Sales	10	3	- 70.0%	40	25	- 37.5%
Median Sales Price*	\$550,000	\$324,500	- 41.0%	\$473,000	\$420,000	- 11.2%
Inventory of Homes for Sale	21	20	- 4.8%	--	--	--
Months Supply of Inventory	4.7	6.5	+ 38.3%	--	--	--
Cumulative Days on Market Until Sale	91	92	+ 1.1%	81	91	+ 12.3%
Percent of Original List Price Received*	97.1%	108.2%	+ 11.4%	100.7%	98.4%	- 2.3%
New Listings	7	3	- 57.1%	62	41	- 33.9%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	24	12	- 50.0%
Closed Sales	3	0	- 100.0%	23	10	- 56.5%
Median Sales Price*	\$675,000	\$0	- 100.0%	\$590,000	\$537,500	- 8.9%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	2.6	3.6	+ 38.5%	--	--	--
Cumulative Days on Market Until Sale	192	0	- 100.0%	101	123	+ 21.8%
Percent of Original List Price Received*	101.8%	0.0%	- 100.0%	102.0%	99.1%	- 2.8%
New Listings	2	0	- 100.0%	26	18	- 30.8%

\* 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

