

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamsburg

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	2	--	10	14	+ 40.0%
Closed Sales	1	1	0.0%	11	12	+ 9.1%
Median Sales Price*	\$275,000	\$576,300	+ 109.6%	\$440,000	\$461,750	+ 4.9%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	3.2	1.8	- 43.8%	--	--	--
Cumulative Days on Market Until Sale	27	31	+ 14.8%	44	28	- 36.4%
Percent of Original List Price Received*	110.0%	100.2%	- 8.9%	102.5%	101.1%	- 1.4%
New Listings	2	3	+ 50.0%	15	19	+ 26.7%

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

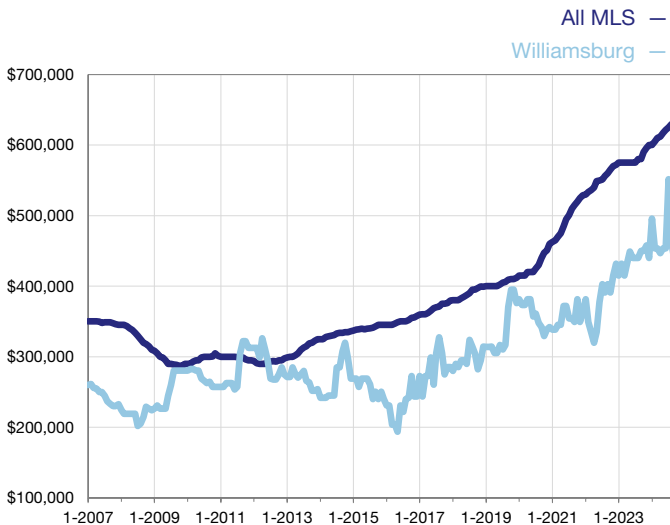
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	1	2	+ 100.0%
Closed Sales	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$200,000	\$232,750	+ 16.4%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	6	58	+ 866.7%
Percent of Original List Price Received*	0.0%	0.0%	--	104.2%	88.7%	- 14.9%
New Listings	1	0	- 100.0%	2	2	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

