

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamstown

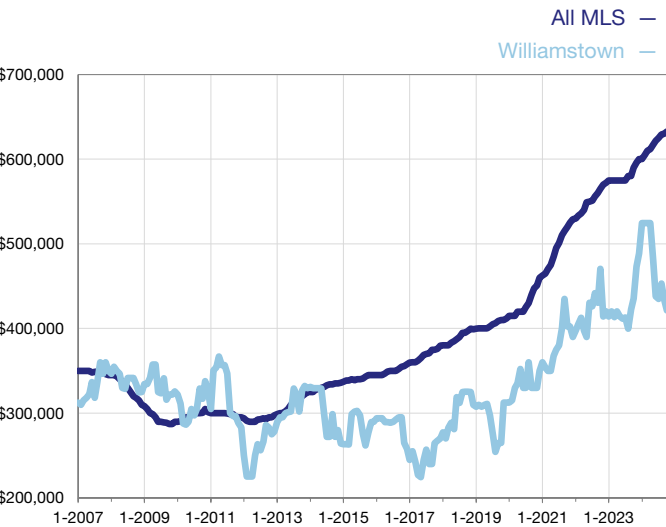
| Single-Family Properties | October | | | Year to Date | | |
|--|-----------|------|----------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 3 | 6 | + 100.0% | 50 | 34 | - 32.0% |
| Closed Sales | 5 | 0 | - 100.0% | 45 | 25 | - 44.4% |
| Median Sales Price* | \$645,000 | \$0 | - 100.0% | \$481,000 | \$420,000 | - 12.7% |
| Inventory of Homes for Sale | 22 | 24 | + 9.1% | -- | -- | -- |
| Months Supply of Inventory | 4.9 | 7.0 | + 42.9% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 72 | 0 | - 100.0% | 80 | 91 | + 13.8% |
| Percent of Original List Price Received* | 99.3% | 0.0% | - 100.0% | 100.5% | 98.4% | - 2.1% |
| New Listings | 6 | 13 | + 116.7% | 68 | 54 | - 20.6% |

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

| Condominium Properties | October | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 1 | 2 | + 100.0% | 25 | 15 | - 40.0% |
| Closed Sales | 2 | 3 | + 50.0% | 25 | 13 | - 48.0% |
| Median Sales Price* | \$430,000 | \$615,000 | + 43.0% | \$585,000 | \$550,000 | - 6.0% |
| Inventory of Homes for Sale | 7 | 7 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 2.8 | 3.7 | + 32.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 70 | 81 | + 15.7% | 99 | 113 | + 14.1% |
| Percent of Original List Price Received* | 99.2% | 100.0% | + 0.8% | 101.7% | 99.3% | - 2.4% |
| New Listings | 1 | 5 | + 400.0% | 27 | 22 | - 18.5% |

* 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

