

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Williamsburg

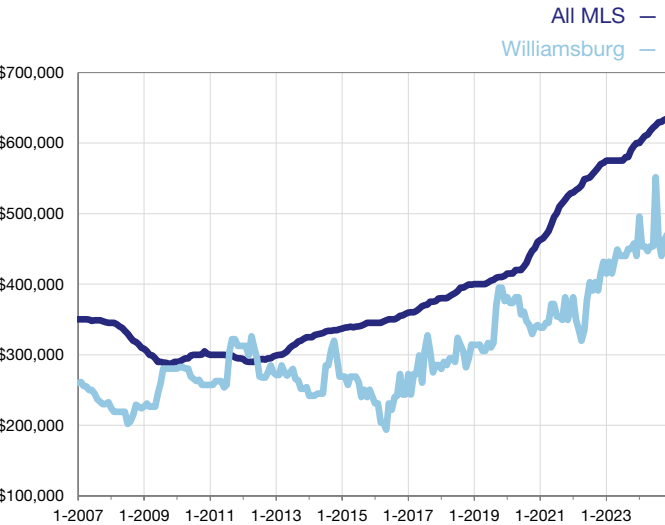
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	3	--	10	16	+ 60.0%
Closed Sales	0	1	--	11	13	+ 18.2%
Median Sales Price*	\$0	\$575,000	--	\$440,000	\$469,900	+ 6.8%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	3.6	1.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	0	20	--	44	27	- 38.6%
Percent of Original List Price Received*	0.0%	88.5%	--	102.5%	100.1%	- 2.3%
New Listings	1	2	+ 100.0%	16	21	+ 31.3%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	1	2	+ 100.0%
Closed Sales	0	1	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$261,000	--	\$200,000	\$237,000	+ 18.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	8	--	6	41	+ 583.3%
Percent of Original List Price Received*	0.0%	104.8%	--	104.2%	94.1%	- 9.7%
New Listings	0	1	--	2	3	+ 50.0%

\* 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

