

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamstown

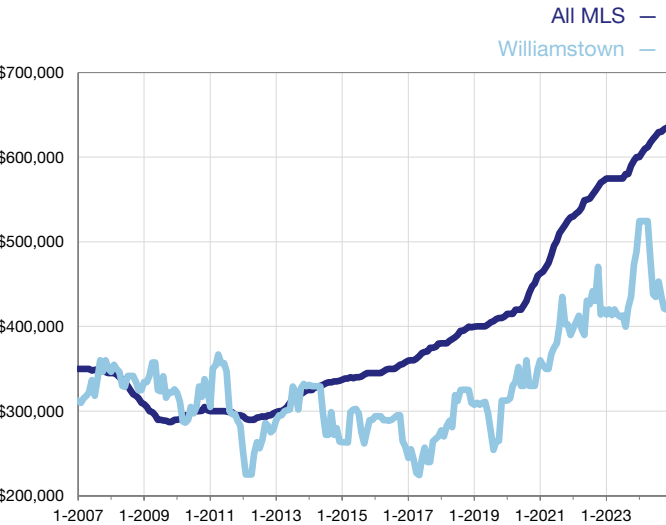
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	4	- 33.3%	56	37	- 33.9%
Closed Sales	8	5	- 37.5%	53	30	- 43.4%
Median Sales Price*	\$647,500	\$765,000	+ 18.1%	\$496,000	\$432,000	- 12.9%
Inventory of Homes for Sale	17	25	+ 47.1%	--	--	--
Months Supply of Inventory	3.6	7.9	+ 119.4%	--	--	--
Cumulative Days on Market Until Sale	72	102	+ 41.7%	79	93	+ 17.7%
Percent of Original List Price Received*	102.7%	93.8%	- 8.7%	100.8%	97.6%	- 3.2%
New Listings	2	4	+ 100.0%	70	58	- 17.1%

* 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	2	0	- 100.0%	27	15	- 44.4%
Closed Sales	2	1	- 50.0%	27	14	- 48.1%
Median Sales Price*	\$336,741	\$389,000	+ 15.5%	\$575,000	\$537,500	- 6.5%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	2.8	4.3	+ 53.6%	--	--	--
Cumulative Days on Market Until Sale	215	150	- 30.2%	107	116	+ 8.4%
Percent of Original List Price Received*	101.0%	89.4%	- 11.5%	101.7%	98.6%	- 3.0%
New Listings	2	1	- 50.0%	29	23	- 20.7%

* 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

