

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Williamstown

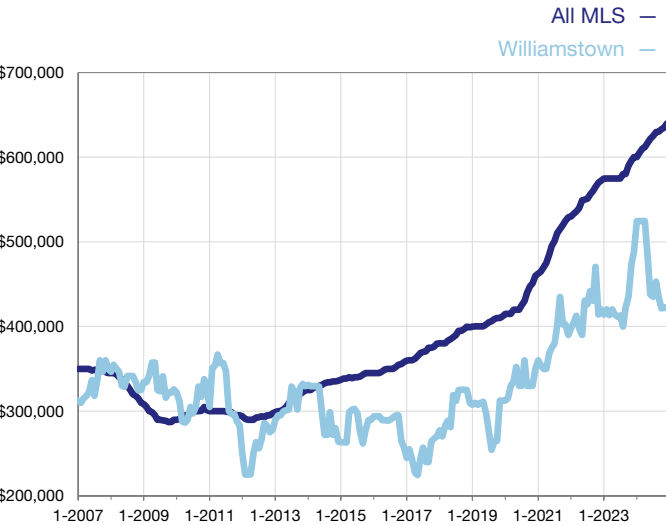
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	8	+ 700.0%	57	45	- 21.1%
Closed Sales	5	4	- 20.0%	58	34	- 41.4%
Median Sales Price*	\$281,000	\$321,450	+ 14.4%	\$488,500	\$421,500	- 13.7%
Inventory of Homes for Sale	18	16	- 11.1%	--	--	--
Months Supply of Inventory	3.8	4.3	+ 13.2%	--	--	--
Cumulative Days on Market Until Sale	104	65	- 37.5%	81	90	+ 11.1%
Percent of Original List Price Received*	86.1%	93.4%	+ 8.5%	99.6%	97.1%	- 2.5%
New Listings	5	3	- 40.0%	75	61	- 18.7%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	3	--	27	19	- 29.6%
Closed Sales	2	3	+ 50.0%	29	17	- 41.4%
Median Sales Price*	\$410,250	\$650,000	+ 58.4%	\$550,000	\$550,000	0.0%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	2.9	2.6	- 10.3%	--	--	--
Cumulative Days on Market Until Sale	50	25	- 50.0%	103	100	- 2.9%
Percent of Original List Price Received*	100.4%	100.0%	- 0.4%	101.6%	98.9%	- 2.7%
New Listings	0	1	--	29	24	- 17.2%

\* 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

