

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamstown

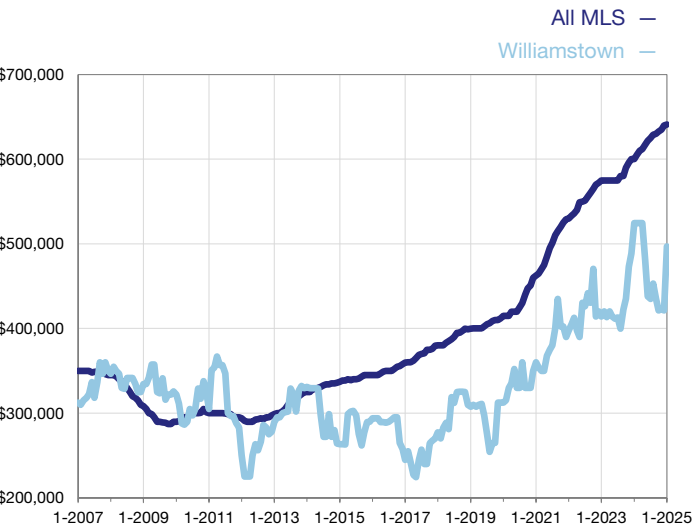
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	4	+ 100.0%	2	4	+ 100.0%
Closed Sales	2	13	+ 550.0%	2	13	+ 550.0%
Median Sales Price*	\$853,750	\$777,000	- 9.0%	\$853,750	\$777,000	- 9.0%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	3.4	4.1	+ 20.6%	--	--	--
Cumulative Days on Market Until Sale	82	154	+ 87.8%	82	154	+ 87.8%
Percent of Original List Price Received*	96.4%	92.3%	- 4.3%	96.4%	92.3%	- 4.3%
New Listings	0	5	--	0	5	--

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	3	--	0	3	--
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$515,000	\$222,285	- 56.8%	\$515,000	\$222,285	- 56.8%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	2.8	7.2	+ 157.1%	--	--	--
Cumulative Days on Market Until Sale	157	93	- 40.8%	157	93	- 40.8%
Percent of Original List Price Received*	100.0%	101.5%	+ 1.5%	100.0%	101.5%	+ 1.5%
New Listings	3	3	0.0%	3	3	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

