

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamstown

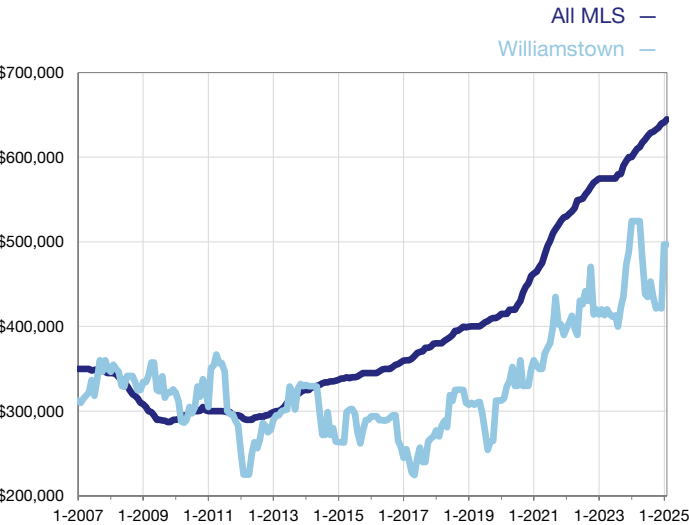
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	4	+ 100.0%	4	8	+ 100.0%
Closed Sales	1	1	0.0%	3	14	+ 366.7%
Median Sales Price*	\$299,000	\$399,999	+ 33.8%	\$607,500	\$731,000	+ 20.3%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	2.9	3.4	+ 17.2%	--	--	--
Cumulative Days on Market Until Sale	93	194	+ 108.6%	86	157	+ 82.6%
Percent of Original List Price Received*	93.5%	90.9%	- 2.8%	95.4%	92.2%	- 3.4%
New Listings	2	1	- 50.0%	2	6	+ 200.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	3	5	+ 66.7%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$515,000	\$222,285	- 56.8%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	3.6	4.4	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	157	93	- 40.8%
Percent of Original List Price Received*	0.0%	0.0%	--	100.0%	101.5%	+ 1.5%
New Listings	4	0	- 100.0%	7	3	- 57.1%

* 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

