Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

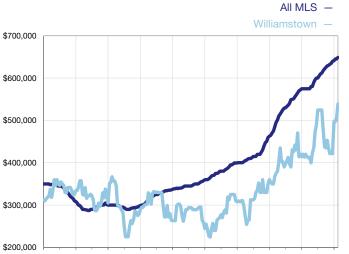
Williamstown

Single-Family Properties	April			Year to Date		
Key Metrics	2024	2025	+/-	2024	2025	+/-
Pending Sales	5	2	- 60.0%	10	14	+ 40.0%
Closed Sales	1	7	+ 600.0%	7	26	+ 271.4%
Median Sales Price*	\$565,000	\$359,000	- 36.5%	\$423,000	\$629,000	+ 48.7%
Inventory of Homes for Sale	15	15	0.0%			
Months Supply of Inventory	3.2	3.7	+ 15.6%			
Cumulative Days on Market Until Sale	49	159	+ 224.5%	110	153	+ 39.1%
Percent of Original List Price Received*	102.8%	91.1%	- 11.4%	93.3%	91.1%	- 2.4%
New Listings	5	8	+ 60.0%	11	18	+ 63.6%

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

Condominium Properties		April			Year to Date		
Key Metrics	2024	2025	+/-	2024	2025	+/-	
Pending Sales	1	0	- 100.0%	5	5	0.0%	
Closed Sales	1	1	0.0%	4	6	+ 50.0%	
Median Sales Price*	\$550,000	\$439,000	- 20.2%	\$520,000	\$349,500	- 32.8%	
Inventory of Homes for Sale	6	4	- 33.3%				
Months Supply of Inventory	2.5	2.1	- 16.0%				
Cumulative Days on Market Until Sale	12	92	+ 666.7%	100	164	+ 64.0%	
Percent of Original List Price Received*	100.0%	100.0%	0.0%	100.0%	94.7%	- 5.3%	
New Listings	0	2		7	5	- 28.6%	

* 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

1-2007 1-2009 1-2011 1-2013 1-2015 1-2017 1-2019 1-2021 1-2023 1-2025



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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