

# Local Market Update – August 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Williamstown

### Single-Family Properties

Key Metrics	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	2	0.0%	24	39	+ 62.5%
Closed Sales	4	11	+ 175.0%	22	45	+ 104.5%
Median Sales Price*	\$677,500	\$495,000	- 26.9%	\$421,500	\$495,000	+ 17.4%
Inventory of Homes for Sale	22	20	- 9.1%	--	--	--
Months Supply of Inventory	6.9	4.0	- 42.0%	--	--	--
Cumulative Days on Market Until Sale	120	81	- 32.5%	91	123	+ 35.2%
Percent of Original List Price Received*	101.7%	95.4%	- 6.2%	97.0%	92.0%	- 5.2%
New Listings	7	6	- 14.3%	38	53	+ 39.5%

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

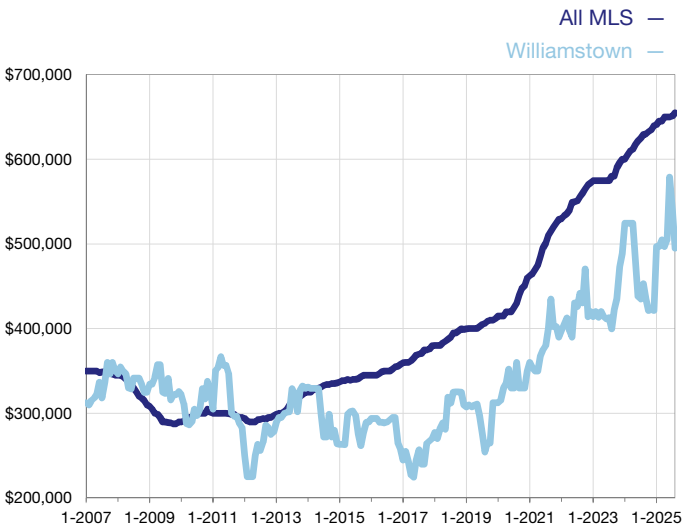
### Condominium Properties

Key Metrics	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	0	- 100.0%	12	8	- 33.3%
Closed Sales	2	1	- 50.0%	10	10	0.0%
Median Sales Price*	\$406,000	\$222,500	- 45.2%	\$537,500	\$404,000	- 24.8%
Inventory of Homes for Sale	5	15	+ 200.0%	--	--	--
Months Supply of Inventory	2.8	9.0	+ 221.4%	--	--	--
Cumulative Days on Market Until Sale	94	33	- 64.9%	123	123	0.0%
Percent of Original List Price Received*	95.7%	106.0%	+ 10.8%	99.1%	97.4%	- 1.7%
New Listings	4	6	+ 50.0%	17	19	+ 11.8%

\* 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

