

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamsburg

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	1	- 50.0%	18	17	- 5.6%
Closed Sales	4	4	0.0%	17	18	+ 5.9%
Median Sales Price*	\$450,000	\$400,000	- 11.1%	\$469,900	\$507,500	+ 8.0%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	23	27	+ 17.4%	26	44	+ 69.2%
Percent of Original List Price Received*	103.4%	99.5%	- 3.8%	100.9%	94.6%	- 6.2%
New Listings	1	0	- 100.0%	22	21	- 4.5%

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

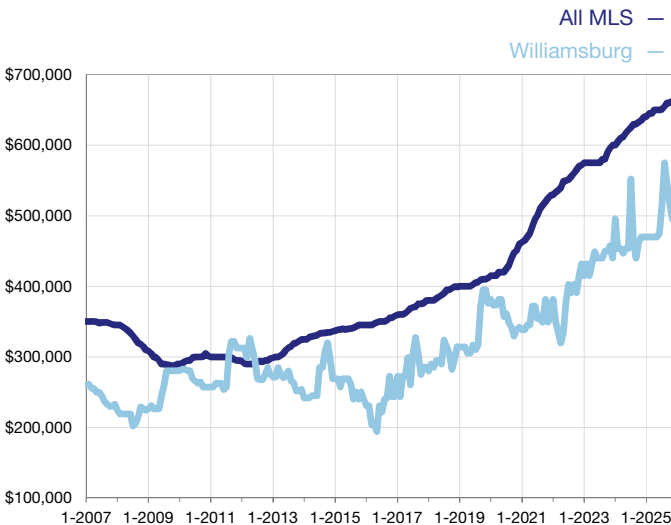
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	0	- 100.0%	4	3	- 25.0%
Closed Sales	0	0	--	3	5	+ 66.7%
Median Sales Price*	\$0	\$0	--	\$237,000	\$292,000	+ 23.2%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	41	29	- 29.3%
Percent of Original List Price Received*	0.0%	0.0%	--	94.1%	95.5%	+ 1.5%
New Listings	1	0	- 100.0%	4	4	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

