

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamstown

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	8	2	- 75.0%	45	56	+ 24.4%
Closed Sales	4	6	+ 50.0%	34	68	+ 100.0%
Median Sales Price*	\$321,450	\$552,000	+ 71.7%	\$421,500	\$511,400	+ 21.3%
Inventory of Homes for Sale	20	13	- 35.0%	--	--	--
Months Supply of Inventory	5.3	2.8	- 47.2%	--	--	--
Cumulative Days on Market Until Sale	65	123	+ 89.2%	90	120	+ 33.3%
Percent of Original List Price Received*	93.4%	86.4%	- 7.5%	97.1%	91.4%	- 5.9%
New Listings	3	4	+ 33.3%	62	71	+ 14.5%

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

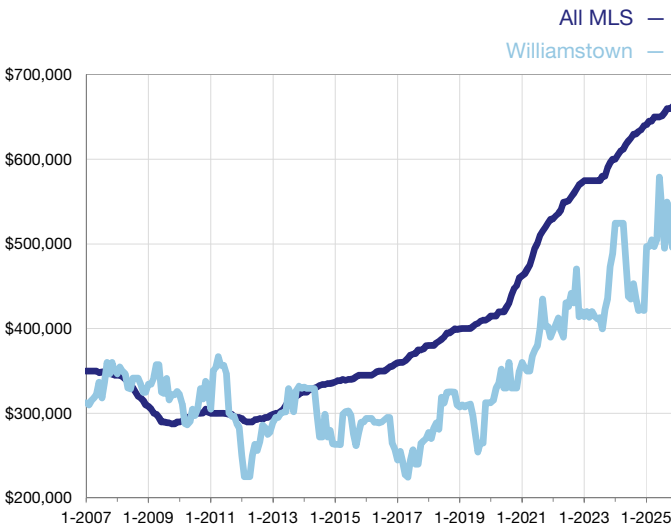
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	1	- 66.7%	19	16	- 15.8%
Closed Sales	3	3	0.0%	17	17	0.0%
Median Sales Price*	\$650,000	\$594,000	- 8.6%	\$550,000	\$369,000	- 32.9%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	2.6	2.3	- 11.5%	--	--	--
Cumulative Days on Market Until Sale	25	107	+ 328.0%	100	104	+ 4.0%
Percent of Original List Price Received*	100.0%	96.8%	- 3.2%	98.9%	97.7%	- 1.2%
New Listings	1	1	0.0%	24	23	- 4.2%

* 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

