

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Williamstown

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	3	- 25.0%	8	6	- 25.0%
Closed Sales	1	1	0.0%	14	2	- 85.7%
Median Sales Price*	\$399,999	<b>\$262,000</b>	- 34.5%	\$731,000	<b>\$310,950</b>	- 57.5%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	4.2	2.4	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	194	104	- 46.4%	157	77	- 51.0%
Percent of Original List Price Received*	90.9%	88.2%	- 3.0%	92.2%	92.8%	+ 0.7%
New Listings	1	2	+ 100.0%	7	6	- 14.3%

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

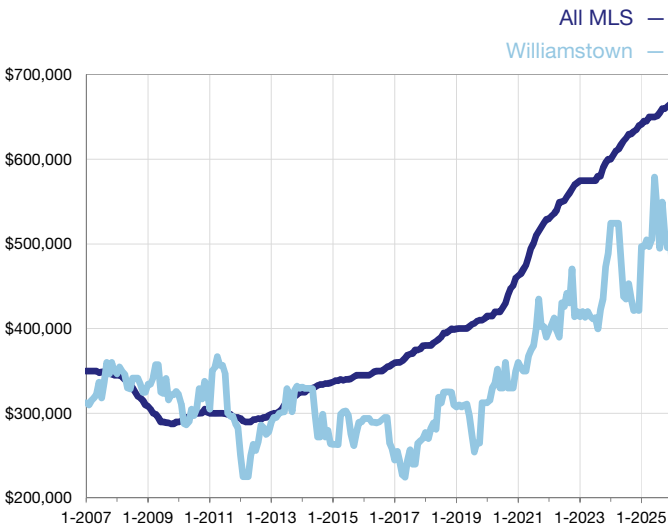
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	0	- 100.0%	4	0	- 100.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$222,285	<b>\$765,000</b>	+ 244.2%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	2.2	2.9	+ 31.8%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	93	25	- 73.1%
Percent of Original List Price Received*	0.0%	0.0%	--	101.5%	100.0%	- 1.5%
New Listings	0	2	--	3	2	- 33.3%

\* 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

