

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamstown

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	1	- 75.0%	12	7	- 41.7%
Closed Sales	5	4	- 20.0%	19	6	- 68.4%
Median Sales Price*	\$362,000	\$487,500	+ 34.7%	\$685,000	\$354,950	- 48.2%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	3.2	2.6	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	136	113	- 16.9%	151	101	- 33.1%
Percent of Original List Price Received*	88.1%	86.7%	- 1.6%	91.1%	88.7%	- 2.6%
New Listings	3	2	- 33.3%	10	8	- 20.0%

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

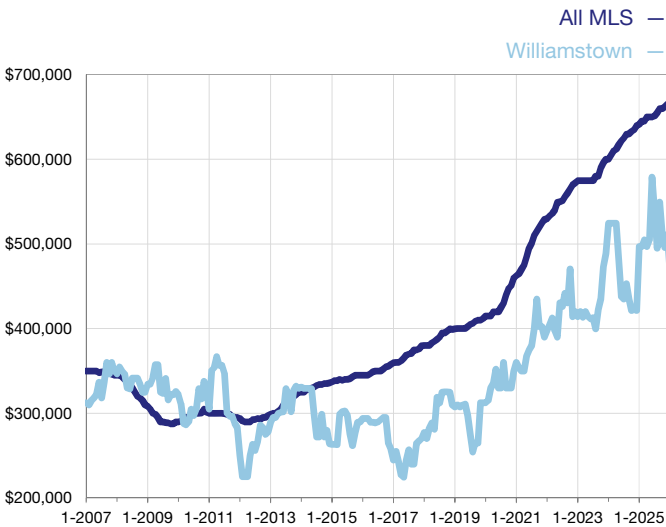
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	2	+ 100.0%	5	2	- 60.0%
Closed Sales	4	0	- 100.0%	6	1	- 83.3%
Median Sales Price*	\$349,500	\$0	- 100.0%	\$330,000	\$765,000	+ 131.8%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	1.1	3.2	+ 190.9%	--	--	--
Cumulative Days on Market Until Sale	199	0	- 100.0%	173	25	- 85.5%
Percent of Original List Price Received*	91.7%	0.0%	- 100.0%	94.6%	100.0%	+ 5.7%
New Listings	0	2	--	3	4	+ 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

