

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamsburg

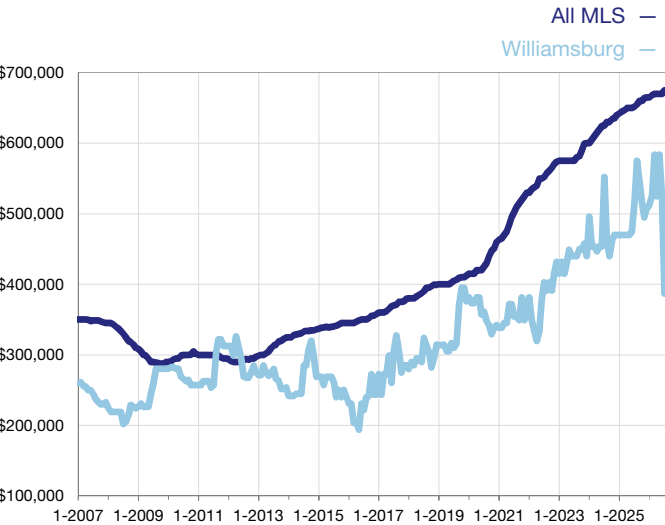
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	2	- 50.0%	10	11	+ 10.0%
Closed Sales	2	2	0.0%	9	9	0.0%
Median Sales Price*	\$617,500	\$657,000	+ 6.4%	\$710,000	\$385,000	- 45.8%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	1.8	3.3	+ 83.3%	--	--	--
Cumulative Days on Market Until Sale	42	20	- 52.4%	32	34	+ 6.3%
Percent of Original List Price Received*	92.9%	97.8%	+ 5.3%	99.5%	96.8%	- 2.7%
New Listings	1	2	+ 100.0%	14	16	+ 14.3%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	0	--	3	1	- 66.7%
Closed Sales	1	0	- 100.0%	5	1	- 80.0%
Median Sales Price*	\$400,000	\$0	- 100.0%	\$292,000	\$234,500	- 19.7%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	19	0	- 100.0%	29	24	- 17.2%
Percent of Original List Price Received*	95.5%	0.0%	- 100.0%	95.5%	99.8%	+ 4.5%
New Listings	0	0	--	3	1	- 66.7%

* 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

