

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamstown

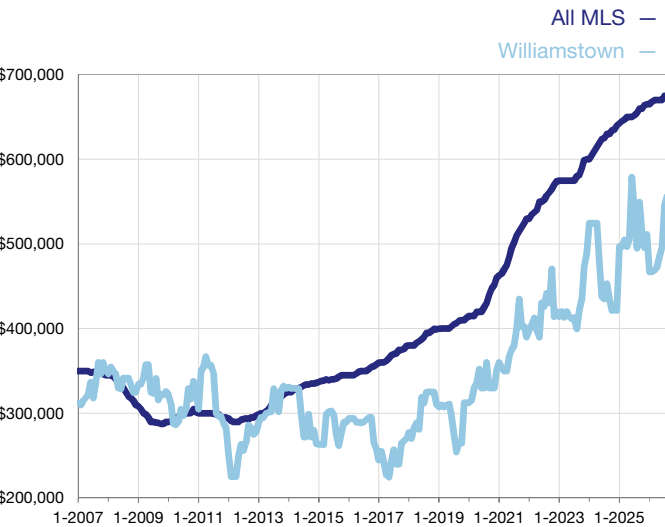
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	40	27	- 32.5%
Closed Sales	11	2	- 81.8%	45	25	- 44.4%
Median Sales Price*	\$495,000	\$551,625	+ 11.4%	\$495,000	\$549,000	+ 10.9%
Inventory of Homes for Sale	20	23	+ 15.0%	--	--	--
Months Supply of Inventory	3.9	6.4	+ 64.1%	--	--	--
Cumulative Days on Market Until Sale	81	78	- 3.7%	123	88	- 28.5%
Percent of Original List Price Received*	95.4%	99.7%	+ 4.5%	92.0%	96.1%	+ 4.5%
New Listings	6	5	- 16.7%	53	46	- 13.2%

* 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	5	--	8	11	+ 37.5%
Closed Sales	1	2	+ 100.0%	10	7	- 30.0%
Median Sales Price*	\$222,500	\$545,000	+ 144.9%	\$404,000	\$545,000	+ 34.9%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	10.3	2.9	- 71.8%	--	--	--
Cumulative Days on Market Until Sale	33	659	+ 1,897.0%	123	363	+ 195.1%
Percent of Original List Price Received*	106.0%	100.0%	- 5.7%	97.4%	97.9%	+ 0.5%
New Listings	6	0	- 100.0%	19	16	- 15.8%

* 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

