

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Williamstown

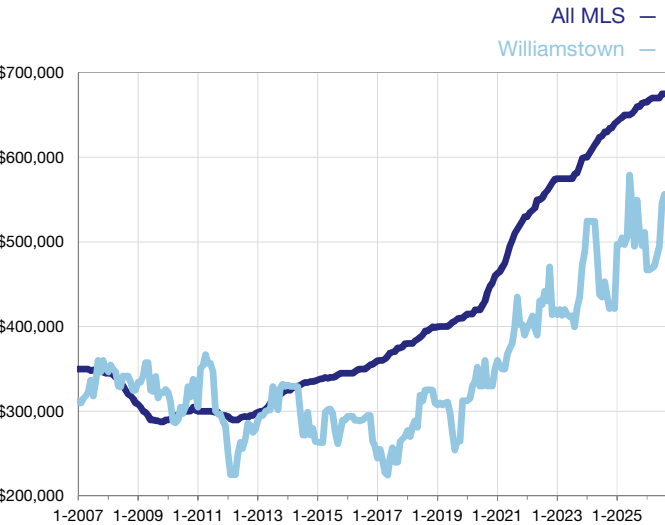
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	43	33	- 23.3%
Closed Sales	6	4	- 33.3%	51	29	- 43.1%
Median Sales Price*	\$695,000	\$567,000	- 18.4%	\$526,000	\$549,000	+ 4.4%
Inventory of Homes for Sale	25	27	+ 8.0%	--	--	--
Months Supply of Inventory	5.0	7.0	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	100	91	- 9.0%	120	89	- 25.8%
Percent of Original List Price Received*	95.9%	87.9%	- 8.3%	92.4%	95.0%	+ 2.8%
New Listings	8	10	+ 25.0%	61	57	- 6.6%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	11	12	+ 9.1%
Closed Sales	0	1	--	10	8	- 20.0%
Median Sales Price*	\$0	\$270,000	--	\$404,000	\$545,000	+ 34.9%
Inventory of Homes for Sale	15	7	- 53.3%	--	--	--
Months Supply of Inventory	8.4	3.3	- 60.7%	--	--	--
Cumulative Days on Market Until Sale	0	70	--	123	327	+ 165.9%
Percent of Original List Price Received*	0.0%	83.1%	--	97.4%	96.0%	- 1.4%
New Listings	2	2	0.0%	21	17	- 19.0%

* 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

