Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Williamsburg

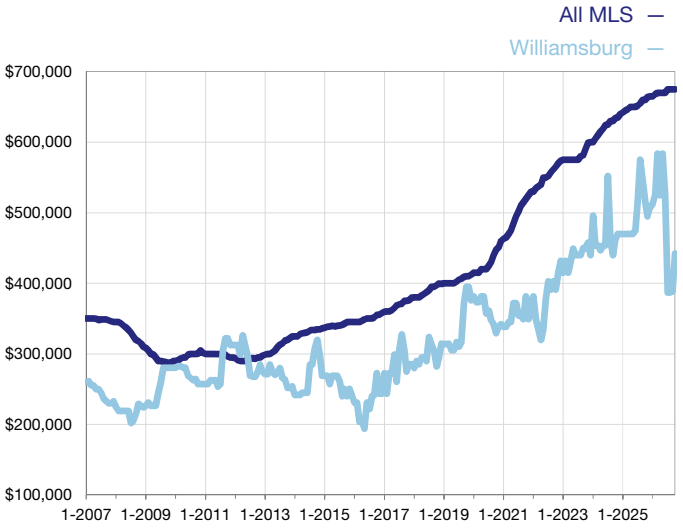
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**2**	0.0%	13	**14**	+ 7.7%
Closed Sales	4	**1**	- 75.0%	14	**14**	0.0%
Median Sales Price*	$556,750	**$735,000**	+ 32.0%	$612,500	**$480,750**	- 21.5%
Inventory of Homes for Sale	3	**5**	+ 66.7%	--	--	--
Months Supply of Inventory	1.3	**2.8**	+ 115.4%	--	--	--
Cumulative Days on Market Until Sale	72	**120**	+ 66.7%	49	**39**	- 20.4%
Percent of Original List Price Received*	82.4%	**94.8%**	+ 15.0%	93.2%	**97.4%**	+ 4.5%
New Listings	1	**2**	+ 100.0%	16	**18**	+ 12.5%

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

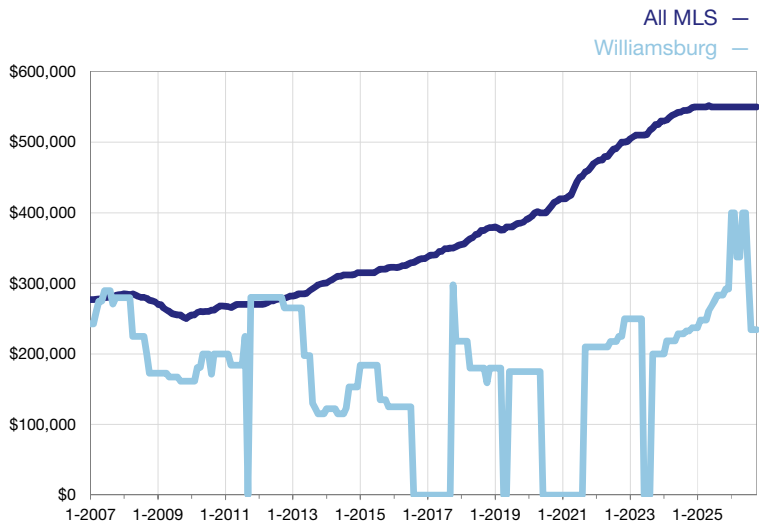
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	3	**1**	- 66.7%
Closed Sales	0	**0**	--	5	**1**	- 80.0%
Median Sales Price*	$0	**$0**	--	$292,000	**$234,500**	- 19.7%
Inventory of Homes for Sale	0	**1**	--	--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



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