Local Market Update – October 2026

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

Williamstown

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	7	**7**	0.0%	50	**42**	- 16.0%
Closed Sales	6	**5**	- 16.7%	57	**34**	- 40.4%
Median Sales Price*	$372,500	**$629,000**	+ 68.9%	$496,800	**$556,125**	+ 11.9%
Inventory of Homes for Sale	20	**22**	+ 10.0%	--	--	--
Months Supply of Inventory	3.9	**5.5**	+ 41.0%	--	--	--
Cumulative Days on Market Until Sale	71	**157**	+ 121.1%	115	**99**	- 13.9%
Percent of Original List Price Received*	92.8%	**86.1%**	- 7.2%	92.5%	**93.7%**	+ 1.3%
New Listings	4	**6**	+ 50.0%	65	**63**	- 3.1%

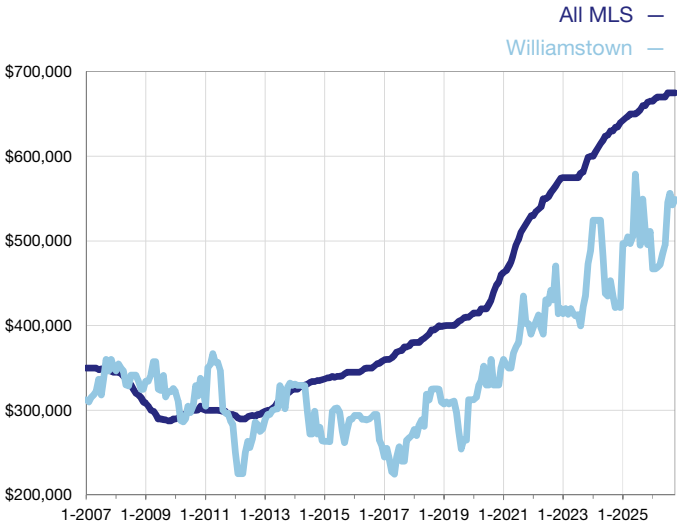
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

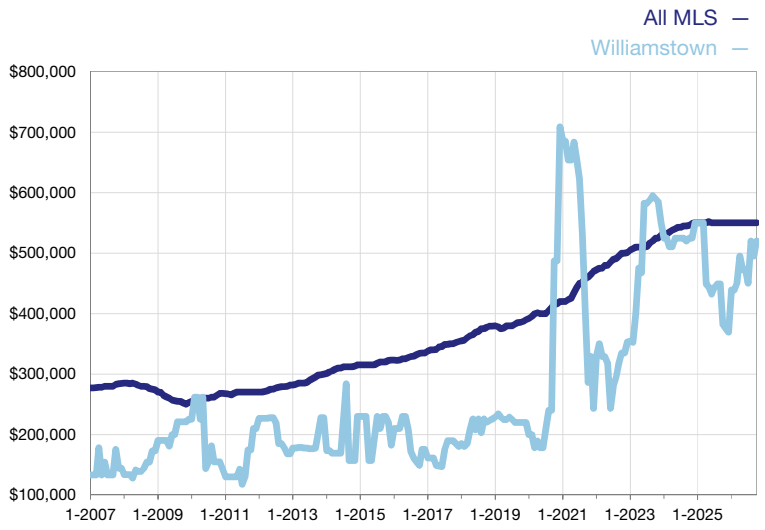
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**2**	- 33.3%	14	**14**	0.0%
Closed Sales	4	**5**	+ 25.0%	14	**13**	- 7.1%
Median Sales Price*	$227,500	**$325,000**	+ 42.9%	$349,500	**$495,000**	+ 41.6%
Inventory of Homes for Sale	11	**7**	- 36.4%	--	--	--
Months Supply of Inventory	5.8	**3.5**	- 39.7%	--	--	--
Cumulative Days on Market Until Sale	54	**108**	+ 100.0%	103	**242**	+ 135.0%
Percent of Original List Price Received*	99.1%	**77.3%**	- 22.0%	97.9%	**88.8%**	- 9.3%
New Listings	0	**2**	--	21	**19**	- 9.5%

* 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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