

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilbraham

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	10	11	+ 10.0%	206	175	- 15.0%
Closed Sales	10	22	+ 120.0%	203	175	- 13.8%
Median Sales Price*	\$356,000	\$369,900	+ 3.9%	\$387,000	\$400,000	+ 3.4%
Inventory of Homes for Sale	14	28	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.9	+ 137.5%	--	--	--
Cumulative Days on Market Until Sale	17	33	+ 94.1%	36	27	- 25.0%
Percent of Original List Price Received*	102.3%	96.3%	- 5.9%	101.4%	100.6%	- 0.8%
New Listings	8	12	+ 50.0%	234	219	- 6.4%

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

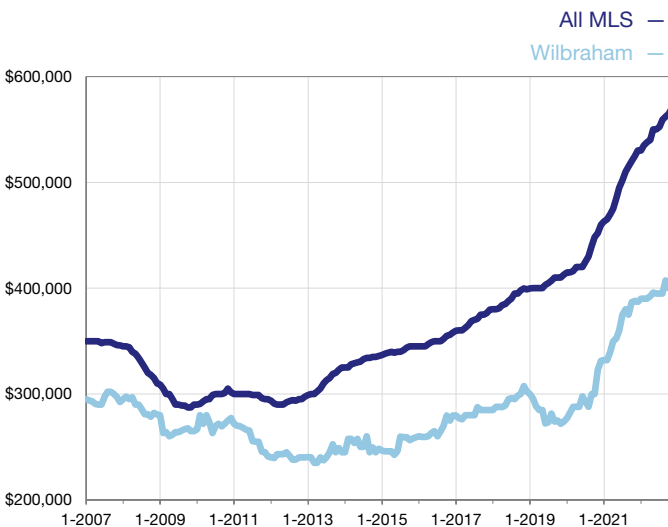
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	4	- 33.3%	45	37	- 17.8%
Closed Sales	3	1	- 66.7%	36	33	- 8.3%
Median Sales Price*	\$240,000	\$385,000	+ 60.4%	\$368,250	\$415,000	+ 12.7%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	2.4	0.9	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	7	10	+ 42.9%	35	38	+ 8.6%
Percent of Original List Price Received*	103.8%	100.0%	- 3.7%	101.2%	100.8%	- 0.4%
New Listings	3	1	- 66.7%	51	40	- 21.6%

* 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

