

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wilbraham

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	13	+ 30.0%	10	13	+ 30.0%
Closed Sales	9	8	- 11.1%	9	8	- 11.1%
Median Sales Price*	\$435,000	<b>\$427,500</b>	- 1.7%	\$435,000	<b>\$427,500</b>	- 1.7%
Inventory of Homes for Sale	13	18	+ 38.5%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	26	24	- 7.7%	26	24	- 7.7%
Percent of Original List Price Received*	103.5%	99.5%	- 3.9%	103.5%	99.5%	- 3.9%
New Listings	12	8	- 33.3%	12	8	- 33.3%

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

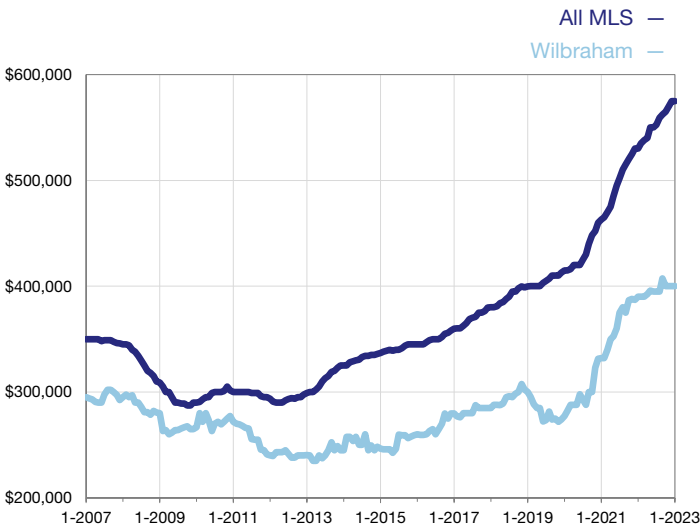
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	3	3	0.0%
Closed Sales	6	4	- 33.3%	6	4	- 33.3%
Median Sales Price*	\$441,500	<b>\$287,500</b>	- 34.9%	\$441,500	<b>\$287,500</b>	- 34.9%
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	16	47	+ 193.8%	16	47	+ 193.8%
Percent of Original List Price Received*	102.5%	96.6%	- 5.8%	102.5%	96.6%	- 5.8%
New Listings	3	2	- 33.3%	3	2	- 33.3%

\* 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

