

# Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wilbraham

### Single-Family Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	12	11	- 8.3%	22	25	+ 13.6%
Closed Sales	8	8	0.0%	23	16	- 30.4%
Median Sales Price*	\$277,500	<b>\$268,750</b>	- 3.2%	\$309,000	<b>\$302,450</b>	- 2.1%
Inventory of Homes for Sale	29	12	- 58.6%	--	--	--
Months Supply of Inventory	1.9	0.7	- 63.2%	--	--	--
Cumulative Days on Market Until Sale	59	25	- 57.6%	95	65	- 31.6%
Percent of Original List Price Received*	95.3%	100.1%	+ 5.0%	93.5%	99.7%	+ 6.6%
New Listings	14	17	+ 21.4%	25	27	+ 8.0%

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

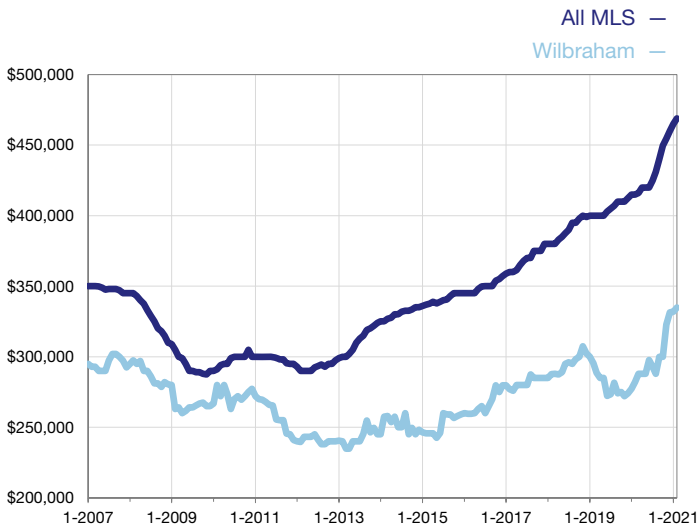
### Condominium Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	3	+ 50.0%	4	7	+ 75.0%
Closed Sales	0	3	--	2	4	+ 100.0%
Median Sales Price*	\$0	<b>\$378,500</b>	--	\$270,700	<b>\$400,500</b>	+ 47.9%
Inventory of Homes for Sale	24	4	- 83.3%	--	--	--
Months Supply of Inventory	8.0	1.1	- 86.3%	--	--	--
Cumulative Days on Market Until Sale	0	68	--	110	62	- 43.6%
Percent of Original List Price Received*	0.0%	95.5%	--	90.3%	96.5%	+ 6.9%
New Listings	6	3	- 50.0%	8	4	- 50.0%

\* 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

