

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wilbraham

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	20	25	+ 25.0%	58	66	+ 13.8%
Closed Sales	12	12	0.0%	50	41	- 18.0%
Median Sales Price*	\$268,500	<b>\$362,500</b>	+ 35.0%	\$292,000	<b>\$333,000</b>	+ 14.0%
Inventory of Homes for Sale	27	16	- 40.7%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	85	55	- 35.3%	92	55	- 40.2%
Percent of Original List Price Received*	97.1%	<b>99.7%</b>	+ 2.7%	95.2%	<b>100.4%</b>	+ 5.5%
New Listings	17	30	+ 76.5%	66	77	+ 16.7%

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

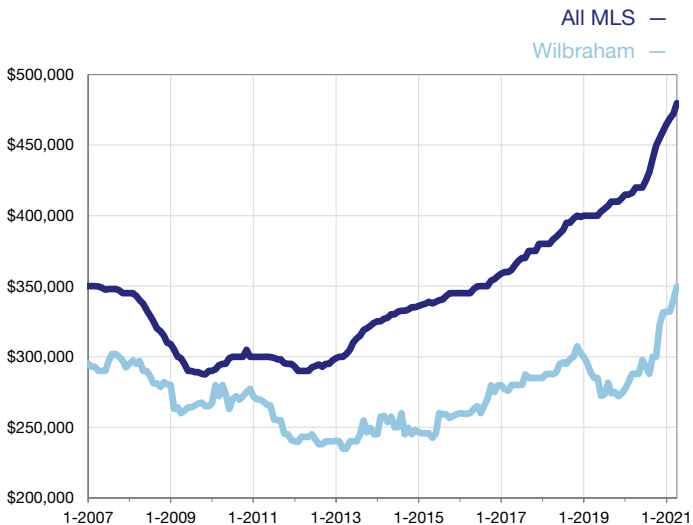
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	2	0.0%	9	14	+ 55.6%
Closed Sales	2	3	+ 50.0%	8	9	+ 12.5%
Median Sales Price*	\$305,500	<b>\$279,000</b>	- 8.7%	\$324,450	<b>\$319,900</b>	- 1.4%
Inventory of Homes for Sale	26	7	- 73.1%	--	--	--
Months Supply of Inventory	9.2	2.0	- 78.3%	--	--	--
Cumulative Days on Market Until Sale	273	7	- 97.4%	99	42	- 57.6%
Percent of Original List Price Received*	92.9%	<b>100.5%</b>	+ 8.2%	95.9%	<b>97.8%</b>	+ 2.0%
New Listings	3	8	+ 166.7%	15	16	+ 6.7%

\* 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

