

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilbraham

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	20	+ 185.7%	196	167	- 14.8%
Closed Sales	14	15	+ 7.1%	193	152	- 21.2%
Median Sales Price*	\$390,000	\$332,400	- 14.8%	\$387,000	\$402,500	+ 4.0%
Inventory of Homes for Sale	22	27	+ 22.7%	--	--	--
Months Supply of Inventory	1.3	1.8	+ 38.5%	--	--	--
Cumulative Days on Market Until Sale	29	34	+ 17.2%	37	26	- 29.7%
Percent of Original List Price Received*	101.0%	99.7%	- 1.3%	101.4%	101.3%	- 0.1%
New Listings	11	15	+ 36.4%	226	207	- 8.4%

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

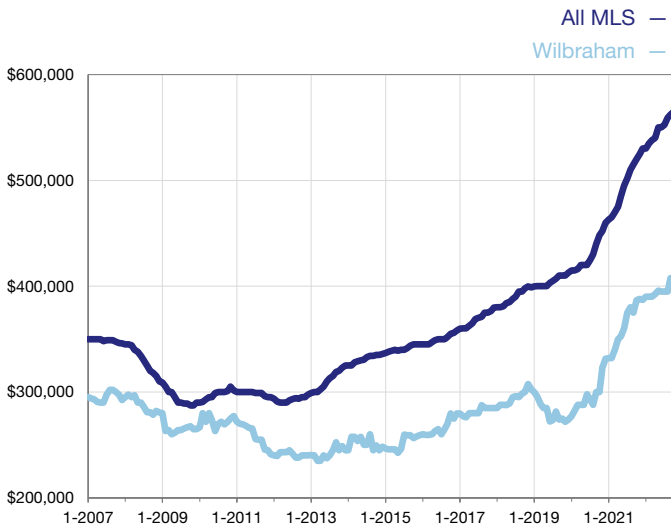
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	6	+ 50.0%	39	33	- 15.4%
Closed Sales	3	2	- 33.3%	33	32	- 3.0%
Median Sales Price*	\$475,917	\$343,750	- 27.8%	\$414,750	\$420,000	+ 1.3%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	3.7	1.7	- 54.1%	--	--	--
Cumulative Days on Market Until Sale	60	16	- 73.3%	38	39	+ 2.6%
Percent of Original List Price Received*	103.3%	97.9%	- 5.2%	101.0%	100.8%	- 0.2%
New Listings	6	7	+ 16.7%	48	39	- 18.8%

* 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

