

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wilbraham

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	16	0.0%	35	37	+ 5.7%
Closed Sales	9	7	- 22.2%	25	28	+ 12.0%
Median Sales Price*	\$379,525	\$306,000	- 19.4%	\$389,900	\$392,500	+ 0.7%
Inventory of Homes for Sale	17	17	0.0%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	30	36	+ 20.0%	27	49	+ 81.5%
Percent of Original List Price Received*	103.5%	96.4%	- 6.9%	102.4%	96.4%	- 5.9%
New Listings	22	15	- 31.8%	42	33	- 21.4%

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

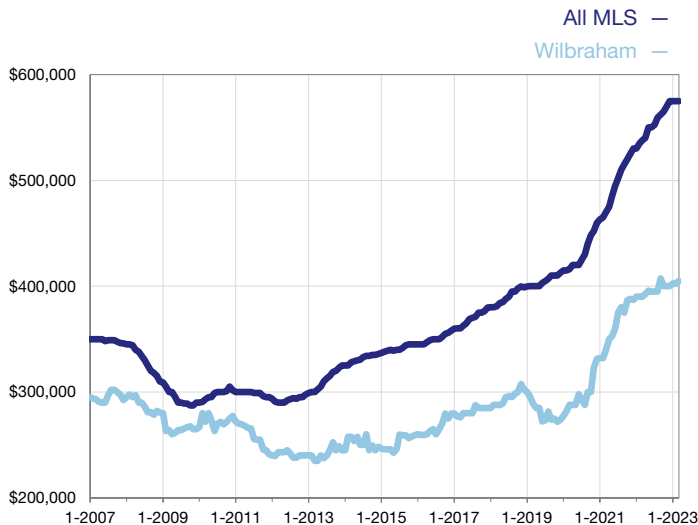
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	7	7	0.0%
Closed Sales	2	2	0.0%	13	9	- 30.8%
Median Sales Price*	\$332,500	\$502,450	+ 51.1%	\$445,000	\$459,750	+ 3.3%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	153	51	- 66.7%	43	48	+ 11.6%
Percent of Original List Price Received*	105.0%	100.0%	- 4.8%	101.7%	97.9%	- 3.7%
New Listings	1	4	+ 300.0%	5	8	+ 60.0%

\* 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

