

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilbraham

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	10	- 41.2%	52	45	- 13.5%
Closed Sales	11	10	- 9.1%	36	38	+ 5.6%
Median Sales Price*	\$465,900	\$550,000	+ 18.1%	\$394,950	\$410,000	+ 3.8%
Inventory of Homes for Sale	18	16	- 11.1%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	20	54	+ 170.0%	25	50	+ 100.0%
Percent of Original List Price Received*	107.1%	98.0%	- 8.5%	103.8%	96.8%	- 6.7%
New Listings	20	11	- 45.0%	62	44	- 29.0%

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

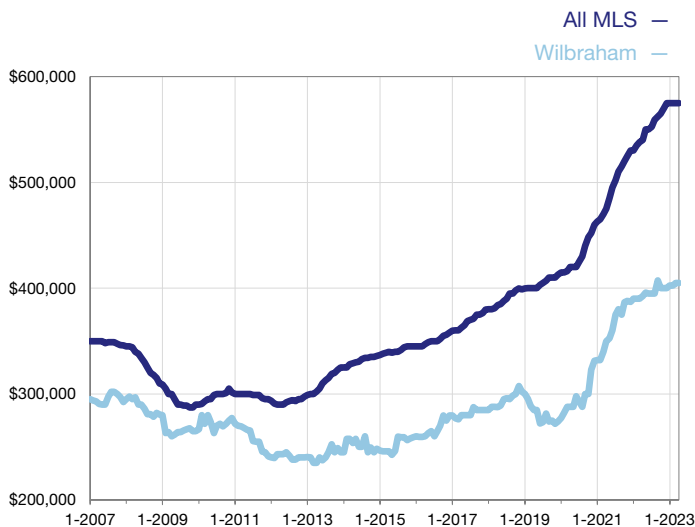
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	9	9	0.0%
Closed Sales	3	0	- 100.0%	16	9	- 43.8%
Median Sales Price*	\$315,000	\$0	- 100.0%	\$435,000	\$459,750	+ 5.7%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	28	0	- 100.0%	40	48	+ 20.0%
Percent of Original List Price Received*	100.6%	0.0%	- 100.0%	101.5%	97.9%	- 3.5%
New Listings	5	2	- 60.0%	10	10	0.0%

* 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

