

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilbraham

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	16	+ 14.3%	66	61	- 7.6%
Closed Sales	16	15	- 6.3%	52	53	+ 1.9%
Median Sales Price*	\$477,000	\$390,000	- 18.2%	\$427,000	\$405,000	- 5.2%
Inventory of Homes for Sale	24	14	- 41.7%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	17	32	+ 88.2%	22	45	+ 104.5%
Percent of Original List Price Received*	103.8%	102.3%	- 1.4%	103.8%	98.3%	- 5.3%
New Listings	24	16	- 33.3%	85	58	- 31.8%

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

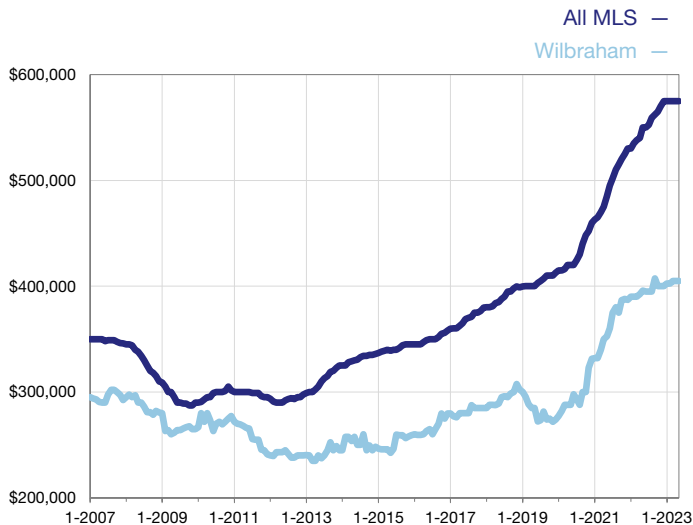
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	5	+ 400.0%	10	14	+ 40.0%
Closed Sales	1	5	+ 400.0%	17	14	- 17.6%
Median Sales Price*	\$480,000	\$420,000	- 12.5%	\$445,000	\$439,875	- 1.2%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	77	36	- 53.2%	42	44	+ 4.8%
Percent of Original List Price Received*	96.2%	98.7%	+ 2.6%	101.2%	98.2%	- 3.0%
New Listings	3	6	+ 100.0%	13	16	+ 23.1%

* 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

