

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wilbraham

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	15	- 11.8%	83	74	- 10.8%
Closed Sales	23	14	- 39.1%	75	67	- 10.7%
Median Sales Price*	\$370,000	<b>\$398,500</b>	+ 7.7%	\$400,000	<b>\$405,000</b>	+ 1.3%
Inventory of Homes for Sale	32	17	- 46.9%	--	--	--
Months Supply of Inventory	2.1	1.3	- 38.1%	--	--	--
Cumulative Days on Market Until Sale	21	24	+ 14.3%	22	41	+ 86.4%
Percent of Original List Price Received*	102.3%	<b>102.5%</b>	+ 0.2%	103.4%	<b>99.2%</b>	- 4.1%
New Listings	25	20	- 20.0%	110	77	- 30.0%

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

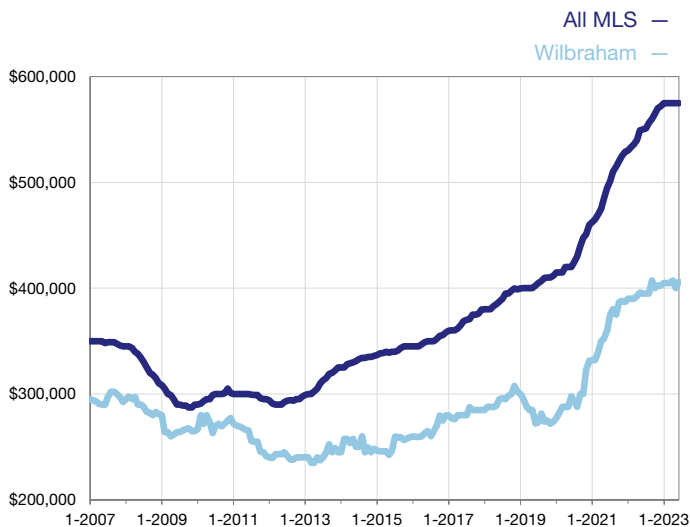
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	11	17	+ 54.5%
Closed Sales	3	6	+ 100.0%	20	21	+ 5.0%
Median Sales Price*	\$275,000	<b>\$399,818</b>	+ 45.4%	\$435,000	<b>\$420,000</b>	- 3.4%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	1.9	0.6	- 68.4%	--	--	--
Cumulative Days on Market Until Sale	14	45	+ 221.4%	38	44	+ 15.8%
Percent of Original List Price Received*	102.9%	<b>102.0%</b>	- 0.9%	101.4%	<b>99.3%</b>	- 2.1%
New Listings	2	1	- 50.0%	15	17	+ 13.3%

\* 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

