

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wilbraham

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	21	+ 133.3%	126	119	- 5.6%
Closed Sales	17	14	- 17.6%	121	109	- 9.9%
Median Sales Price*	\$450,000	<b>\$432,500</b>	- 3.9%	\$420,000	<b>\$405,000</b>	- 3.6%
Inventory of Homes for Sale	38	27	- 28.9%	--	--	--
Months Supply of Inventory	2.9	2.0	- 31.0%	--	--	--
Cumulative Days on Market Until Sale	27	18	- 33.3%	23	32	+ 39.1%
Percent of Original List Price Received*	98.7%	<b>102.2%</b>	+ 3.5%	102.1%	<b>100.2%</b>	- 1.9%
New Listings	22	16	- 27.3%	166	138	- 16.9%

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

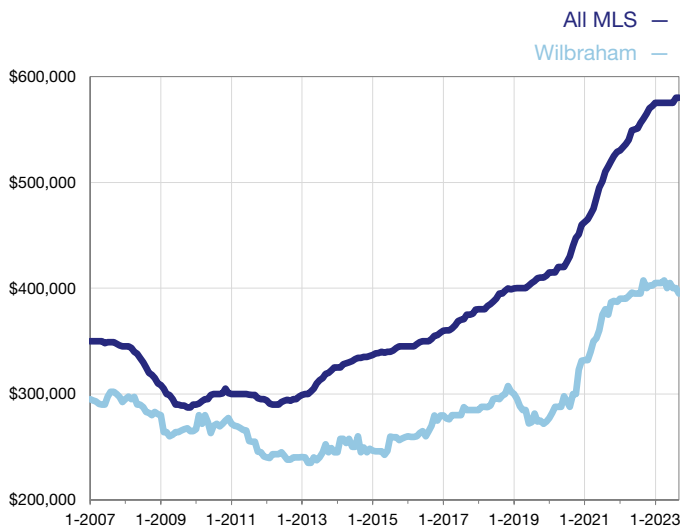
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	21	19	- 9.5%
Closed Sales	2	1	- 50.0%	27	28	+ 3.7%
Median Sales Price*	\$399,900	<b>\$776,769</b>	+ 94.2%	\$445,000	<b>\$440,348</b>	- 1.0%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	11	5	- 54.5%	44	43	- 2.3%
Percent of Original List Price Received*	100.8%	<b>100.2%</b>	- 0.6%	100.9%	<b>99.7%</b>	- 1.2%
New Listings	2	2	0.0%	23	22	- 4.3%

\* 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

