

# Local Market Update – January 2024

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## Wilbraham

### Single-Family Properties

| Key Metrics                              | January   |                  |          | Year to Date |                  |          |
|--|-----------|------------------|----------|--------------|------------------|----------|
|  | 2023      | 2024             | + / -    | 2023         | 2024             | + / -    |
| Pending Sales                            | 11        | 11               | 0.0%     | 11           | 11               | 0.0%     |
| Closed Sales                             | 8         | 11               | + 37.5%  | 8            | 11               | + 37.5%  |
| Median Sales Price*                      | \$427,500 | <b>\$451,000</b> | + 5.5%   | \$427,500    | <b>\$451,000</b> | + 5.5%   |
| Inventory of Homes for Sale              | 25        | 12               | - 52.0%  | --           | --               | --       |
| Months Supply of Inventory               | 1.7       | 1.0              | - 41.2%  | --           | --               | --       |
| Cumulative Days on Market Until Sale     | 24        | 81               | + 237.5% | 24           | 81               | + 237.5% |
| Percent of Original List Price Received* | 99.5%     | 97.9%            | - 1.6%   | 99.5%        | 97.9%            | - 1.6%   |
| New Listings                             | 8         | 8                | 0.0%     | 8            | 8                | 0.0%     |

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

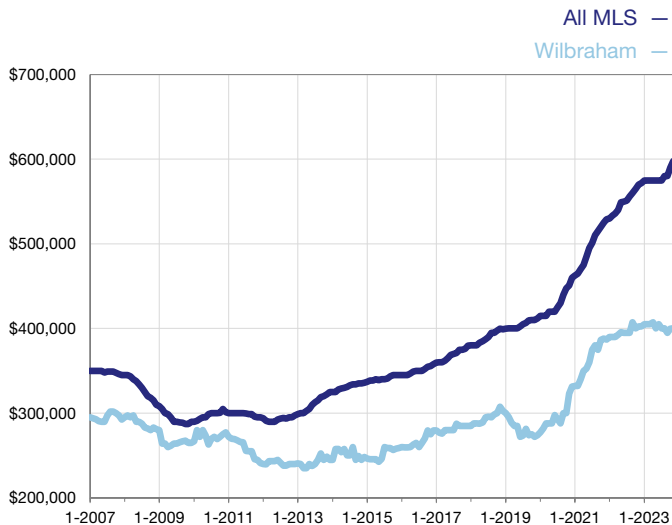
### Condominium Properties

| Key Metrics                              | January   |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2023      | 2024             | + / -   | 2023         | 2024             | + / -   |
| Pending Sales                            | 2         | 2                | 0.0%    | 2            | 2                | 0.0%    |
| Closed Sales                             | 4         | 2                | - 50.0% | 4            | 2                | - 50.0% |
| Median Sales Price*                      | \$287,500 | <b>\$519,000</b> | + 80.5% | \$287,500    | <b>\$519,000</b> | + 80.5% |
| Inventory of Homes for Sale              | 4         | 4                | 0.0%    | --           | --               | --      |
| Months Supply of Inventory               | 1.3       | 1.4              | + 7.7%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 47        | 63               | + 34.0% | 47           | 63               | + 34.0% |
| Percent of Original List Price Received* | 96.6%     | 96.9%            | + 0.3%  | 96.6%        | 96.9%            | + 0.3%  |
| New Listings                             | 2         | 3                | + 50.0% | 2            | 3                | + 50.0% |

\* 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

