

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilbraham

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	9	0.0%	20	17	- 15.0%
Closed Sales	13	5	- 61.5%	21	16	- 23.8%
Median Sales Price*	\$375,000	\$365,000	- 2.7%	\$410,000	\$450,500	+ 9.9%
Inventory of Homes for Sale	23	14	- 39.1%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	72	73	+ 1.4%	54	78	+ 44.4%
Percent of Original List Price Received*	94.5%	93.6%	- 1.0%	96.4%	96.6%	+ 0.2%
New Listings	10	9	- 10.0%	18	17	- 5.6%

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

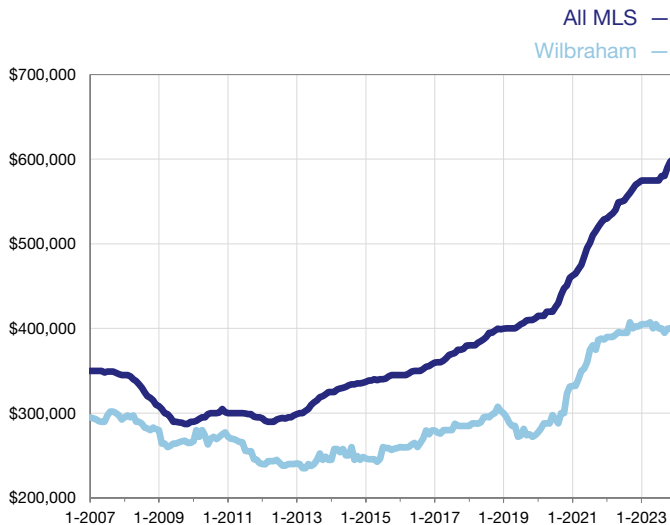
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	1	- 66.7%	5	3	- 40.0%
Closed Sales	3	1	- 66.7%	7	3	- 57.1%
Median Sales Price*	\$459,750	\$634,935	+ 38.1%	\$300,000	\$563,000	+ 87.7%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	49	40	- 18.4%	48	55	+ 14.6%
Percent of Original List Price Received*	98.2%	105.8%	+ 7.7%	97.2%	99.9%	+ 2.8%
New Listings	2	0	- 100.0%	4	3	- 25.0%

* 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

