

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilbraham

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	11	+ 10.0%	45	39	- 13.3%
Closed Sales	10	12	+ 20.0%	38	37	- 2.6%
Median Sales Price*	\$572,500	\$417,450	- 27.1%	\$410,000	\$445,000	+ 8.5%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	54	43	- 20.4%	50	58	+ 16.0%
Percent of Original List Price Received*	97.9%	100.2%	+ 2.3%	96.8%	98.7%	+ 2.0%
New Listings	11	12	+ 9.1%	43	42	- 2.3%

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

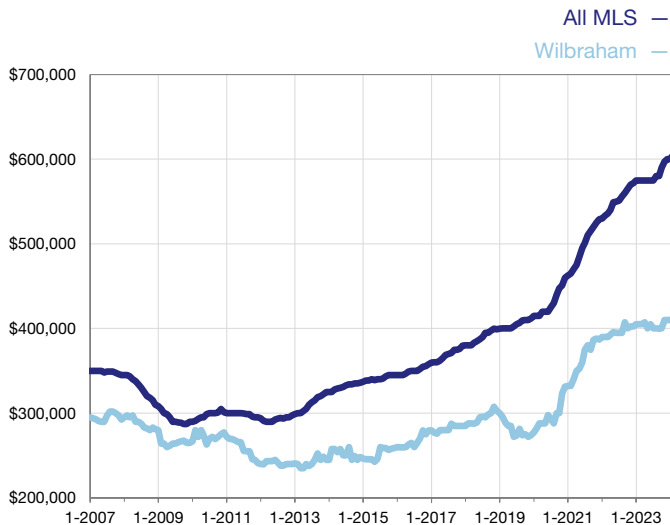
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	5	+ 66.7%	9	12	+ 33.3%
Closed Sales	0	2	--	9	6	- 33.3%
Median Sales Price*	\$0	\$432,450	--	\$459,750	\$514,950	+ 12.0%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	0	23	--	48	35	- 27.1%
Percent of Original List Price Received*	0.0%	103.5%	--	97.9%	101.1%	+ 3.3%
New Listings	2	3	+ 50.0%	10	14	+ 40.0%

* 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

