

# Wilbraham

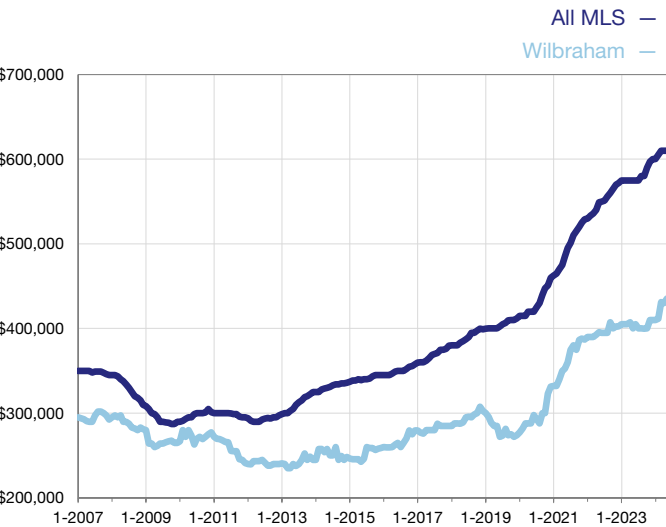
Single-Family Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	14	13	- 7.1%	59	52	- 11.9%
Closed Sales	15	10	- 33.3%	53	47	- 11.3%
Median Sales Price*	\$390,000	\$459,250	+ 17.8%	\$405,000	\$446,000	+ 10.1%
Inventory of Homes for Sale	18	19	+ 5.6%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	32	24	- 25.0%	45	51	+ 13.3%
Percent of Original List Price Received*	102.3%	103.3%	+ 1.0%	98.3%	99.7%	+ 1.4%
New Listings	15	17	+ 13.3%	58	59	+ 1.7%

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

Condominium Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	6	+ 20.0%	14	18	+ 28.6%
Closed Sales	6	3	- 50.0%	15	9	- 40.0%
Median Sales Price*	\$459,500	\$403,000	- 12.3%	\$459,750	\$475,000	+ 3.3%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	38	13	- 65.8%	44	28	- 36.4%
Percent of Original List Price Received*	98.9%	101.2%	+ 2.3%	98.3%	101.1%	+ 2.8%
New Listings	6	5	- 16.7%	16	19	+ 18.8%

\* 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

