

Wilbraham

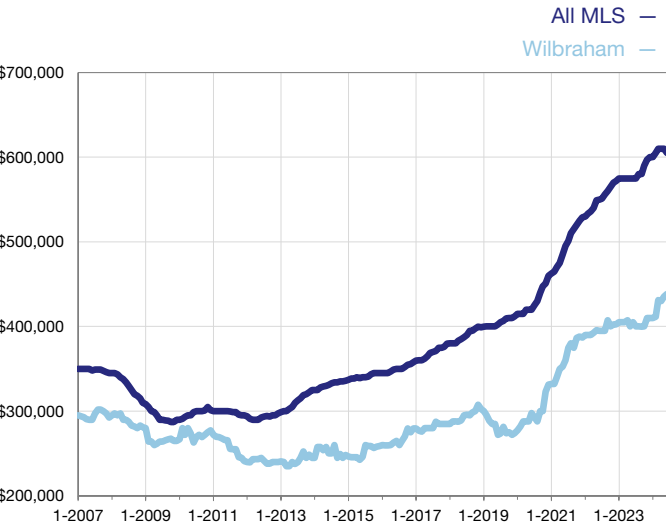
Single-Family Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	20	+ 66.7%	71	70	- 1.4%
Closed Sales	14	10	- 28.6%	67	57	- 14.9%
Median Sales Price*	\$382,250	\$400,000	+ 4.6%	\$400,000	\$445,000	+ 11.3%
Inventory of Homes for Sale	22	20	- 9.1%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	24	54	+ 125.0%	41	51	+ 24.4%
Percent of Original List Price Received*	101.4%	99.4%	- 2.0%	99.0%	99.6%	+ 0.6%
New Listings	20	20	0.0%	78	79	+ 1.3%

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

Condominium Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	17	19	+ 11.8%
Closed Sales	6	4	- 33.3%	21	13	- 38.1%
Median Sales Price*	\$399,818	\$485,635	+ 21.5%	\$420,000	\$475,000	+ 13.1%
Inventory of Homes for Sale	2	9	+ 350.0%	--	--	--
Months Supply of Inventory	0.6	2.9	+ 383.3%	--	--	--
Cumulative Days on Market Until Sale	45	100	+ 122.2%	44	50	+ 13.6%
Percent of Original List Price Received*	102.0%	103.6%	+ 1.6%	99.3%	101.9%	+ 2.6%
New Listings	1	6	+ 500.0%	17	25	+ 47.1%

* 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

