

Wilbraham

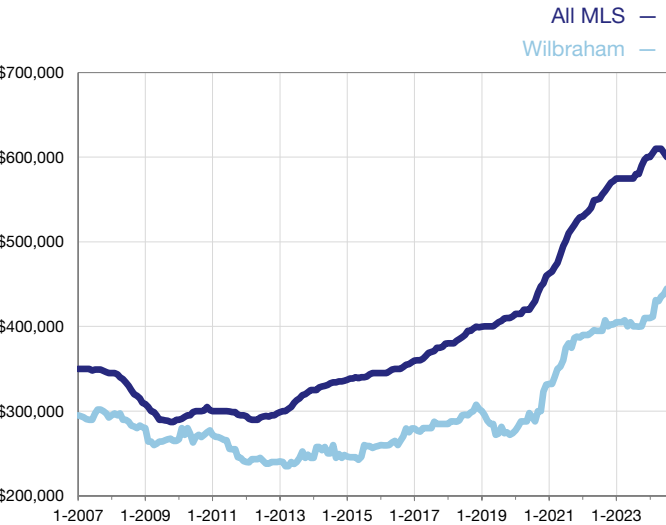
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	13	29	+ 123.1%	84	94	+ 11.9%
Closed Sales	11	16	+ 45.5%	78	73	- 6.4%
Median Sales Price*	\$362,000	\$463,000	+ 27.9%	\$390,000	\$446,000	+ 14.4%
Inventory of Homes for Sale	28	22	- 21.4%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--
Cumulative Days on Market Until Sale	16	18	+ 12.5%	37	44	+ 18.9%
Percent of Original List Price Received*	101.2%	104.3%	+ 3.1%	99.3%	100.7%	+ 1.4%
New Listings	20	26	+ 30.0%	98	105	+ 7.1%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	3	+ 50.0%	19	22	+ 15.8%
Closed Sales	3	2	- 33.3%	24	15	- 37.5%
Median Sales Price*	\$427,000	\$517,500	+ 21.2%	\$423,500	\$475,000	+ 12.2%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.9	1.6	+ 77.8%	--	--	--
Cumulative Days on Market Until Sale	73	52	- 28.8%	48	50	+ 4.2%
Percent of Original List Price Received*	99.6%	99.5%	- 0.1%	99.4%	101.6%	+ 2.2%
New Listings	3	0	- 100.0%	20	25	+ 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

