

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilbraham

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	13	18	+ 38.5%	97	108	+ 11.3%
Closed Sales	17	24	+ 41.2%	95	97	+ 2.1%
Median Sales Price*	\$465,000	\$465,000	0.0%	\$400,000	\$450,000	+ 12.5%
Inventory of Homes for Sale	36	26	- 27.8%	--	--	--
Months Supply of Inventory	2.8	2.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	20	18	- 10.0%	34	38	+ 11.8%
Percent of Original List Price Received*	102.5%	103.5%	+ 1.0%	99.9%	101.4%	+ 1.5%
New Listings	24	19	- 20.8%	122	124	+ 1.6%

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

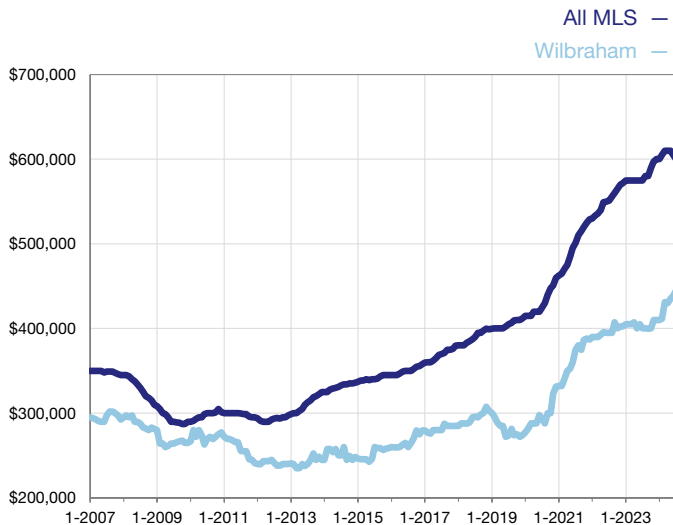
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	19	22	+ 15.8%
Closed Sales	3	2	- 33.3%	27	19	- 29.6%
Median Sales Price*	\$453,695	\$567,500	+ 25.1%	\$427,000	\$519,900	+ 21.8%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	0.6	2.2	+ 266.7%	--	--	--
Cumulative Days on Market Until Sale	15	31	+ 106.7%	44	43	- 2.3%
Percent of Original List Price Received*	101.7%	100.9%	- 0.8%	99.6%	101.6%	+ 2.0%
New Listings	0	2	--	20	27	+ 35.0%

* 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

