

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilbraham

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	19	17	- 10.5%	116	124	+ 6.9%
Closed Sales	15	17	+ 13.3%	110	114	+ 3.6%
Median Sales Price*	\$435,000	\$390,000	- 10.3%	\$405,000	\$445,000	+ 9.9%
Inventory of Homes for Sale	29	27	- 6.9%	--	--	--
Months Supply of Inventory	2.1	2.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	22	19	- 13.6%	33	35	+ 6.1%
Percent of Original List Price Received*	102.0%	99.4%	- 2.5%	100.2%	101.1%	+ 0.9%
New Listings	15	19	+ 26.7%	137	143	+ 4.4%

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

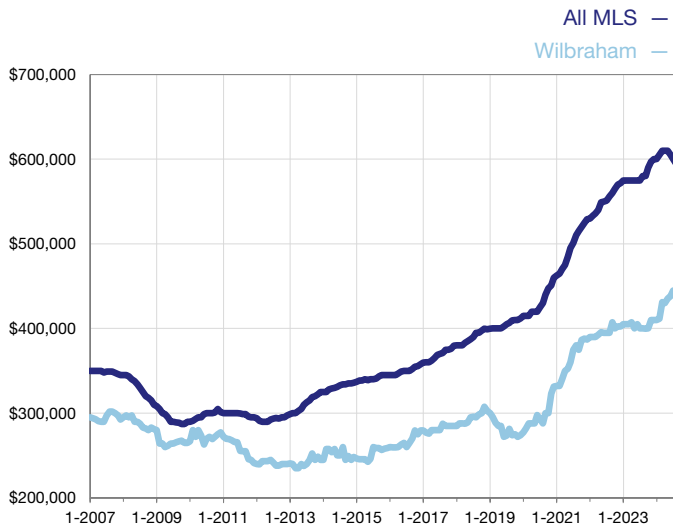
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	3	--	19	25	+ 31.6%
Closed Sales	1	1	0.0%	28	20	- 28.6%
Median Sales Price*	\$776,769	\$615,500	- 20.8%	\$440,348	\$520,450	+ 18.2%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	1.3	2.2	+ 69.2%	--	--	--
Cumulative Days on Market Until Sale	5	33	+ 560.0%	43	43	0.0%
Percent of Original List Price Received*	100.2%	109.9%	+ 9.7%	99.7%	102.0%	+ 2.3%
New Listings	2	4	+ 100.0%	22	31	+ 40.9%

* 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

