

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilbraham

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	13	21	+ 61.5%	129	143	+ 10.9%
Closed Sales	11	15	+ 36.4%	121	129	+ 6.6%
Median Sales Price*	\$440,000	\$425,000	- 3.4%	\$405,000	\$445,000	+ 9.9%
Inventory of Homes for Sale	32	20	- 37.5%	--	--	--
Months Supply of Inventory	2.5	1.5	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	38	42	+ 10.5%	33	36	+ 9.1%
Percent of Original List Price Received*	100.2%	99.5%	- 0.7%	100.2%	100.9%	+ 0.7%
New Listings	18	13	- 27.8%	155	156	+ 0.6%

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

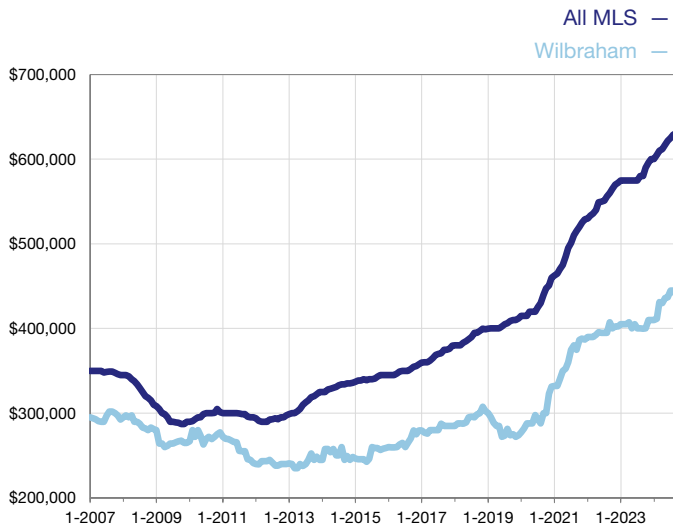
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	5	+ 25.0%	23	30	+ 30.4%
Closed Sales	2	4	+ 100.0%	30	24	- 20.0%
Median Sales Price*	\$369,875	\$561,950	+ 51.9%	\$440,348	\$522,500	+ 18.7%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	14	72	+ 414.3%	41	48	+ 17.1%
Percent of Original List Price Received*	103.6%	100.9%	- 2.6%	99.9%	101.8%	+ 1.9%
New Listings	4	4	0.0%	26	35	+ 34.6%

* 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

