

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wilbraham

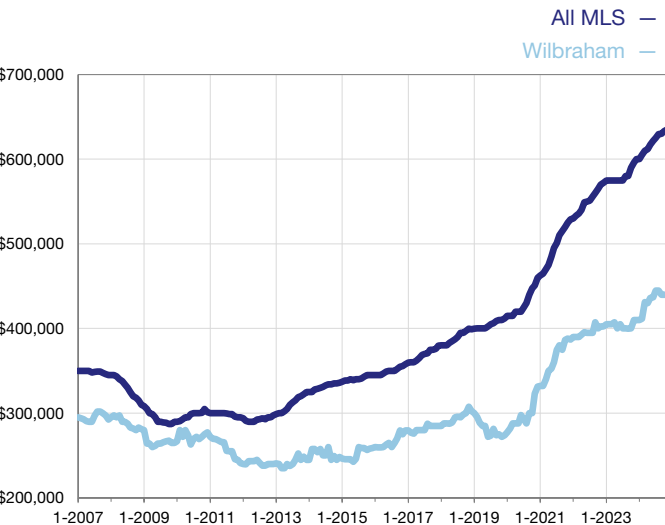
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	10	- 16.7%	141	151	+ 7.1%
Closed Sales	17	12	- 29.4%	138	141	+ 2.2%
Median Sales Price*	\$475,000	\$667,000	+ 40.4%	\$411,500	\$445,000	+ 8.1%
Inventory of Homes for Sale	31	19	- 38.7%	--	--	--
Months Supply of Inventory	2.5	1.4	- 44.0%	--	--	--
Cumulative Days on Market Until Sale	43	120	+ 179.1%	34	43	+ 26.5%
Percent of Original List Price Received*	99.4%	96.6%	- 2.8%	100.1%	100.5%	+ 0.4%
New Listings	15	11	- 26.7%	170	167	- 1.8%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	3	0.0%	26	33	+ 26.9%
Closed Sales	3	2	- 33.3%	33	26	- 21.2%
Median Sales Price*	\$515,000	\$412,450	- 19.9%	\$459,750	\$520,450	+ 13.2%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	1.4	2.1	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	9	13	+ 44.4%	38	45	+ 18.4%
Percent of Original List Price Received*	100.1%	91.7%	- 8.4%	99.9%	101.0%	+ 1.1%
New Listings	3	6	+ 100.0%	29	41	+ 41.4%

\* 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

