

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wilbraham

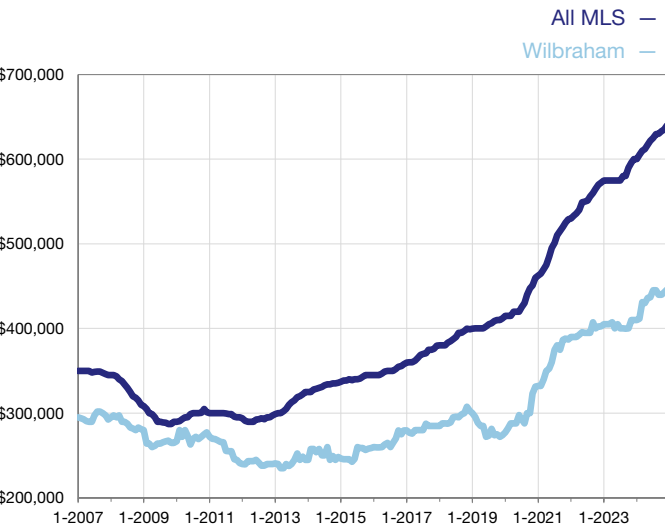
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	9	+ 28.6%	148	159	+ 7.4%
Closed Sales	11	10	- 9.1%	149	151	+ 1.3%
Median Sales Price*	\$360,000	\$536,750	+ 49.1%	\$410,000	\$446,000	+ 8.8%
Inventory of Homes for Sale	19	18	- 5.3%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--
Cumulative Days on Market Until Sale	31	46	+ 48.4%	34	43	+ 26.5%
Percent of Original List Price Received*	94.0%	97.3%	+ 3.5%	99.6%	100.3%	+ 0.7%
New Listings	2	12	+ 500.0%	172	179	+ 4.1%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	2	--	26	35	+ 34.6%
Closed Sales	2	3	+ 50.0%	35	29	- 17.1%
Median Sales Price*	\$445,000	\$425,000	- 4.5%	\$459,750	\$519,900	+ 13.1%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	14	29	+ 107.1%	37	43	+ 16.2%
Percent of Original List Price Received*	101.3%	99.7%	- 1.6%	100.0%	100.9%	+ 0.9%
New Listings	0	1	--	29	42	+ 44.8%

\* 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

