

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilbraham

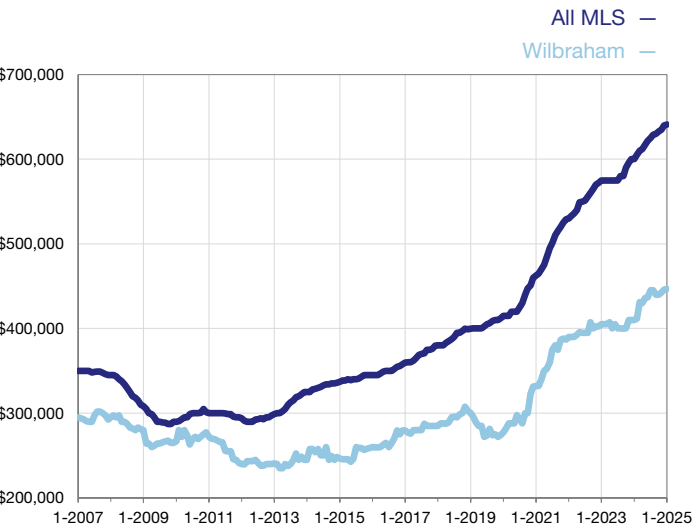
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	13	+ 62.5%	8	13	+ 62.5%
Closed Sales	11	12	+ 9.1%	11	12	+ 9.1%
Median Sales Price*	\$451,000	\$505,000	+ 12.0%	\$451,000	\$505,000	+ 12.0%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	81	67	- 17.3%	81	67	- 17.3%
Percent of Original List Price Received*	97.9%	93.8%	- 4.2%	97.9%	93.8%	- 4.2%
New Listings	8	9	+ 12.5%	8	9	+ 12.5%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	3	+ 50.0%	2	3	+ 50.0%
Closed Sales	2	5	+ 150.0%	2	5	+ 150.0%
Median Sales Price*	\$519,000	\$465,000	- 10.4%	\$519,000	\$465,000	- 10.4%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	1.4	2.4	+ 71.4%	--	--	--
Cumulative Days on Market Until Sale	63	19	- 69.8%	63	19	- 69.8%
Percent of Original List Price Received*	96.9%	99.1%	+ 2.3%	96.9%	99.1%	+ 2.3%
New Listings	3	4	+ 33.3%	3	4	+ 33.3%

* 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

