

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilbraham

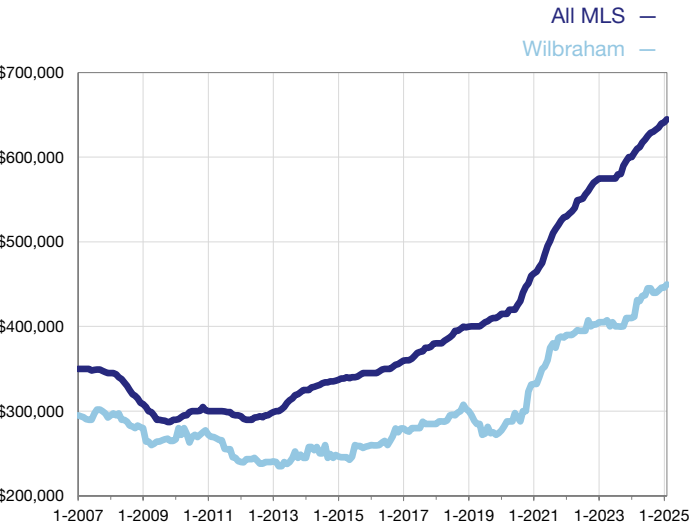
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	12	+ 50.0%	16	24	+ 50.0%
Closed Sales	5	7	+ 40.0%	16	20	+ 25.0%
Median Sales Price*	\$365,000	\$470,000	+ 28.8%	\$450,500	\$480,750	+ 6.7%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	73	23	- 68.5%	78	49	- 37.2%
Percent of Original List Price Received*	93.6%	99.6%	+ 6.4%	96.6%	96.8%	+ 0.2%
New Listings	9	11	+ 22.2%	17	19	+ 11.8%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	3	6	+ 100.0%
Closed Sales	1	3	+ 200.0%	3	8	+ 166.7%
Median Sales Price*	\$634,935	\$579,900	- 8.7%	\$563,000	\$480,000	- 14.7%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	40	132	+ 230.0%	55	62	+ 12.7%
Percent of Original List Price Received*	105.8%	94.6%	- 10.6%	99.9%	97.4%	- 2.5%
New Listings	0	0	--	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

