

# Wilbraham

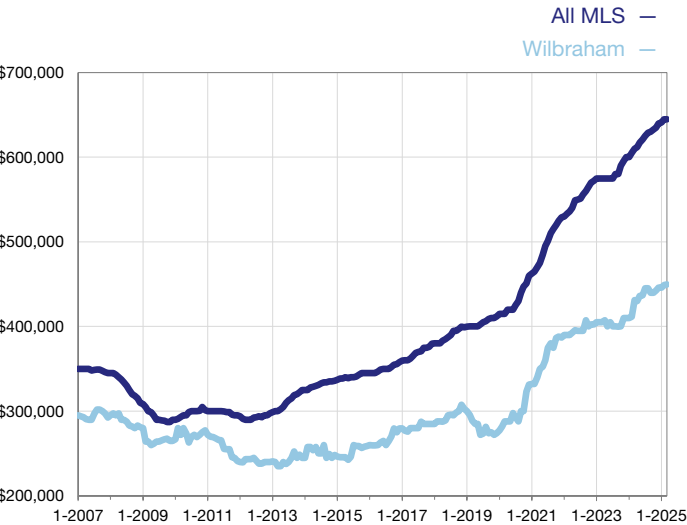
Single-Family Properties	March			Year to Date		
	2024	2025	+ / –	2024	2025	+ / –
Key Metrics						
Pending Sales	11	17	+ 54.5%	27	38	+ 40.7%
Closed Sales	9	11	+ 22.2%	25	32	+ 28.0%
Median Sales Price*	\$445,000	\$479,380	+ 7.7%	\$450,000	\$474,690	+ 5.5%
Inventory of Homes for Sale	17	15	- 11.8%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	43	57	+ 32.6%	66	51	- 22.7%
Percent of Original List Price Received*	100.6%	99.4%	- 1.2%	98.0%	97.4%	- 0.6%
New Listings	13	17	+ 30.8%	30	36	+ 20.0%

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

Condominium Properties	March			Year to Date		
	2024	2025	+ / –	2024	2025	+ / –
Key Metrics						
Pending Sales	4	4	0.0%	7	10	+ 42.9%
Closed Sales	1	3	+ 200.0%	4	11	+ 175.0%
Median Sales Price*	\$379,000	\$465,000	+ 22.7%	\$519,000	\$465,000	- 10.4%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	2.3	1.2	- 47.8%	--	--	--
Cumulative Days on Market Until Sale	0	73	--	42	65	+ 54.8%
Percent of Original List Price Received*	100.0%	95.3%	- 4.7%	99.9%	96.9%	- 3.0%
New Listings	8	4	- 50.0%	11	8	- 27.3%

\* 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

