

Wilbraham

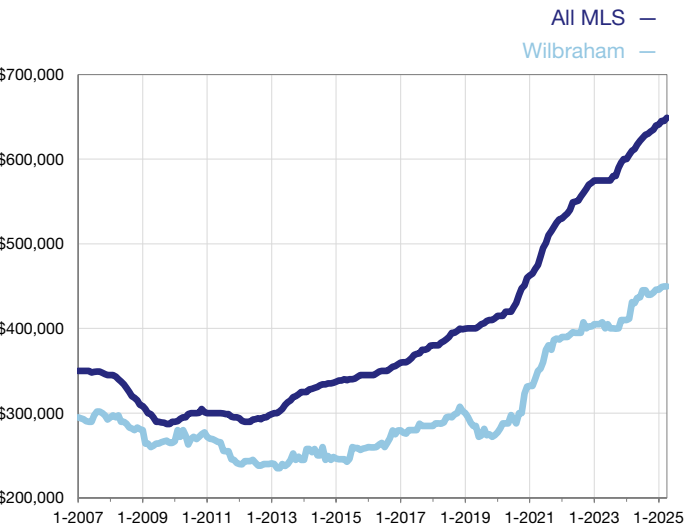
| Single-Family Properties | | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| Key Metrics | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 11 | 20 | + 81.8% | 38 | 53 | + 39.5% |
| Closed Sales | 12 | 12 | 0.0% | 37 | 44 | + 18.9% |
| Median Sales Price* | \$417,450 | \$527,500 | + 26.4% | \$445,000 | \$486,000 | + 9.2% |
| Inventory of Homes for Sale | 16 | 14 | - 12.5% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 1.0 | - 28.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 43 | 48 | + 11.6% | 58 | 50 | - 13.8% |
| Percent of Original List Price Received* | 100.2% | 100.5% | + 0.3% | 98.7% | 98.2% | - 0.5% |
| New Listings | 12 | 17 | + 41.7% | 42 | 53 | + 26.2% |

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

| Condominium Properties | | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|----------|
| Key Metrics | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 5 | 4 | - 20.0% | 12 | 14 | + 16.7% |
| Closed Sales | 2 | 1 | - 50.0% | 6 | 12 | + 100.0% |
| Median Sales Price* | \$432,450 | \$459,000 | + 6.1% | \$514,950 | \$465,000 | - 9.7% |
| Inventory of Homes for Sale | 5 | 4 | - 20.0% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 1.2 | - 25.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 23 | 15 | - 34.8% | 35 | 61 | + 74.3% |
| Percent of Original List Price Received* | 103.5% | 100.0% | - 3.4% | 101.1% | 97.1% | - 4.0% |
| New Listings | 3 | 4 | + 33.3% | 14 | 12 | - 14.3% |

* 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

