

Wilbraham

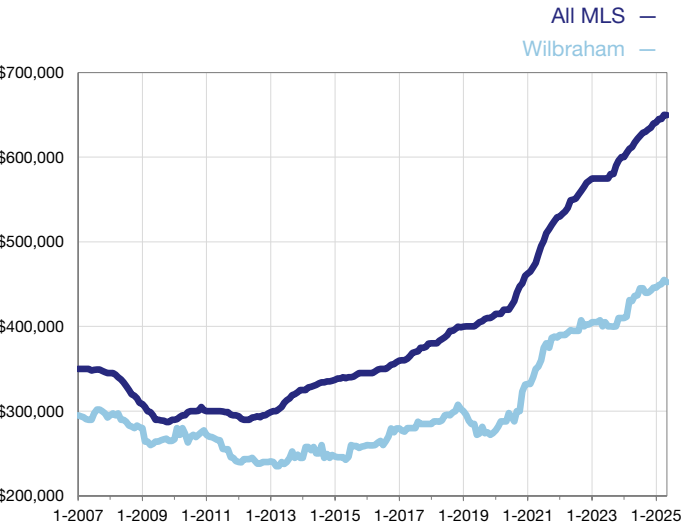
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	11	17	+ 54.5%	49	67	+ 36.7%
Closed Sales	10	15	+ 50.0%	47	60	+ 27.7%
Median Sales Price*	\$459,250	\$444,000	- 3.3%	\$446,000	\$479,690	+ 7.6%
Inventory of Homes for Sale	22	33	+ 50.0%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--
Cumulative Days on Market Until Sale	24	51	+ 112.5%	51	50	- 2.0%
Percent of Original List Price Received*	103.3%	98.6%	- 4.5%	99.7%	98.4%	- 1.3%
New Listings	17	32	+ 88.2%	59	85	+ 44.1%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	4	- 33.3%	18	17	- 5.6%
Closed Sales	3	4	+ 33.3%	9	16	+ 77.8%
Median Sales Price*	\$403,000	\$495,000	+ 22.8%	\$475,000	\$465,000	- 2.1%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	1.2	1.9	+ 58.3%	--	--	--
Cumulative Days on Market Until Sale	13	47	+ 261.5%	28	57	+ 103.6%
Percent of Original List Price Received*	101.2%	99.6%	- 1.6%	101.1%	97.7%	- 3.4%
New Listings	5	4	- 20.0%	19	16	- 15.8%

* 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

