

Wilbraham

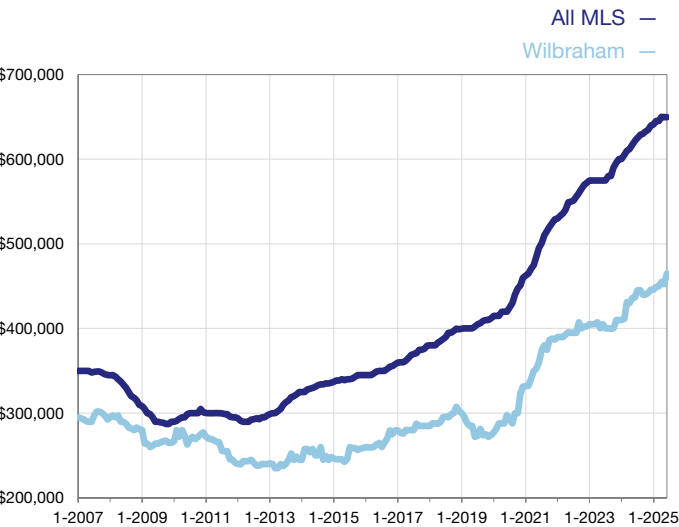
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	15	22	+ 46.7%	64	86	+ 34.4%
Closed Sales	10	15	+ 50.0%	57	75	+ 31.6%
Median Sales Price*	\$400,000	\$580,000	+ 45.0%	\$445,000	\$485,000	+ 9.0%
Inventory of Homes for Sale	27	32	+ 18.5%	--	--	--
Months Supply of Inventory	2.3	2.2	- 4.3%	--	--	--
Cumulative Days on Market Until Sale	54	26	- 51.9%	51	45	- 11.8%
Percent of Original List Price Received*	99.4%	104.6%	+ 5.2%	99.6%	99.6%	0.0%
New Listings	20	26	+ 30.0%	79	111	+ 40.5%

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

Condominium Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	5	+ 400.0%	19	22	+ 15.8%
Closed Sales	5	5	0.0%	14	22	+ 57.1%
Median Sales Price*	\$513,885	\$599,900	+ 16.7%	\$494,443	\$510,000	+ 3.1%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	2.9	1.4	- 51.7%	--	--	--
Cumulative Days on Market Until Sale	81	44	- 45.7%	47	55	+ 17.0%
Percent of Original List Price Received*	103.9%	101.4%	- 2.4%	102.1%	99.9%	- 2.2%
New Listings	6	5	- 16.7%	25	21	- 16.0%

* 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

