

Wilbraham

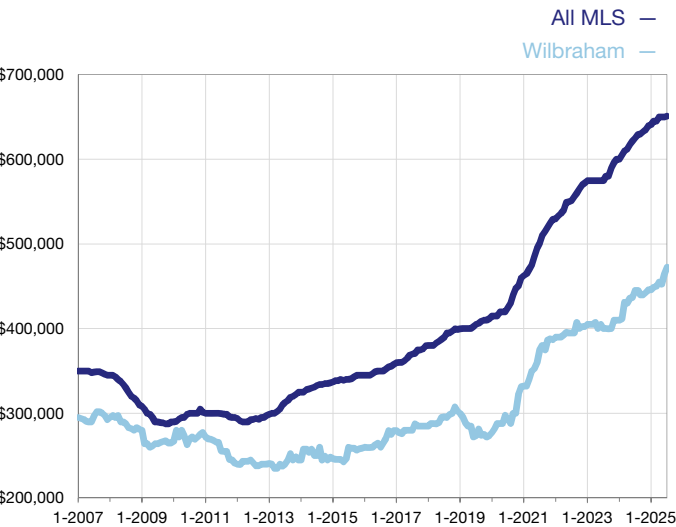
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	25	17	- 32.0%	89	101	+ 13.5%
Closed Sales	16	21	+ 31.3%	73	96	+ 31.5%
Median Sales Price*	\$463,000	\$525,000	+ 13.4%	\$446,000	\$488,500	+ 9.5%
Inventory of Homes for Sale	28	32	+ 14.3%	--	--	--
Months Supply of Inventory	2.2	2.3	+ 4.5%	--	--	--
Cumulative Days on Market Until Sale	18	23	+ 27.8%	44	40	- 9.1%
Percent of Original List Price Received*	104.3%	103.0%	- 1.2%	100.7%	100.4%	- 0.3%
New Listings	26	19	- 26.9%	105	129	+ 22.9%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	3	0.0%	22	25	+ 13.6%
Closed Sales	3	3	0.0%	17	25	+ 47.1%
Median Sales Price*	\$559,900	\$340,000	- 39.3%	\$513,885	\$492,000	- 4.3%
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	36	19	- 47.2%	45	51	+ 13.3%
Percent of Original List Price Received*	99.7%	96.4%	- 3.3%	101.7%	99.5%	- 2.2%
New Listings	0	2	--	25	23	- 8.0%

* 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

