

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilbraham

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	7	+ 75.0%	154	169	+ 9.7%
Closed Sales	10	14	+ 40.0%	151	178	+ 17.9%
Median Sales Price*	\$536,750	\$442,500	- 17.6%	\$446,000	\$486,000	+ 9.0%
Inventory of Homes for Sale	24	20	- 16.7%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--
Cumulative Days on Market Until Sale	46	48	+ 4.3%	43	38	- 11.6%
Percent of Original List Price Received*	97.3%	99.2%	+ 2.0%	100.3%	100.2%	- 0.1%
New Listings	12	11	- 8.3%	178	199	+ 11.8%

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

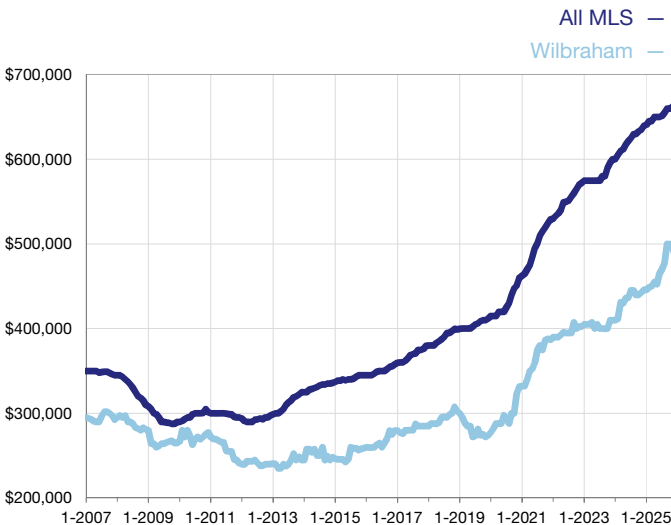
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	3	+ 50.0%	35	39	+ 11.4%
Closed Sales	3	0	- 100.0%	29	39	+ 34.5%
Median Sales Price*	\$425,000	\$0	- 100.0%	\$519,900	\$485,000	- 6.7%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	2.2	2.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	29	0	- 100.0%	43	50	+ 16.3%
Percent of Original List Price Received*	99.7%	0.0%	- 100.0%	100.9%	98.7%	- 2.2%
New Listings	1	3	+ 200.0%	42	42	0.0%

* 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

