

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilbraham

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	8	- 11.1%	20	16	- 20.0%
Closed Sales	8	8	0.0%	21	11	- 47.6%
Median Sales Price*	\$460,000	\$485,000	+ 5.4%	\$470,000	\$485,000	+ 3.2%
Inventory of Homes for Sale	20	11	- 45.0%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	22	37	+ 68.2%	48	40	- 16.7%
Percent of Original List Price Received*	97.9%	98.6%	+ 0.7%	96.3%	97.7%	+ 1.5%
New Listings	11	4	- 63.6%	19	15	- 21.1%

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

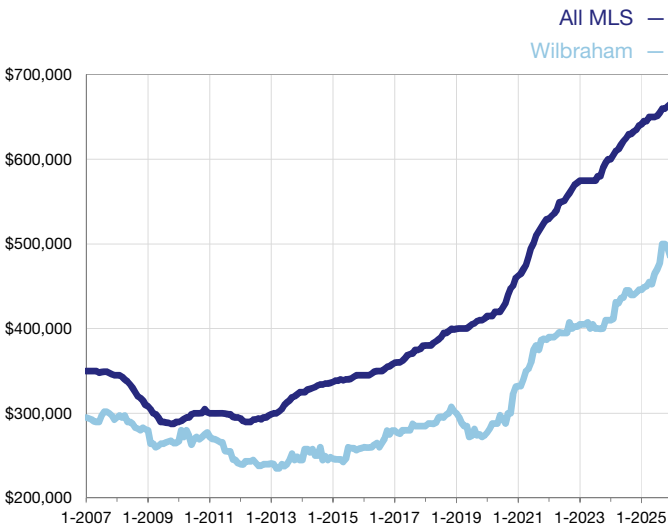
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	2	- 33.3%	6	4	- 33.3%
Closed Sales	3	3	0.0%	8	7	- 12.5%
Median Sales Price*	\$579,900	\$492,000	- 15.2%	\$480,000	\$492,000	+ 2.5%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.4	1.9	+ 35.7%	--	--	--
Cumulative Days on Market Until Sale	132	45	- 65.9%	62	53	- 14.5%
Percent of Original List Price Received*	94.6%	104.9%	+ 10.9%	97.4%	104.3%	+ 7.1%
New Listings	0	2	--	4	4	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

