

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilbraham

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	13	9	- 30.8%	33	24	- 27.3%
Closed Sales	11	6	- 45.5%	32	17	- 46.9%
Median Sales Price*	\$479,380	\$419,450	- 12.5%	\$474,690	\$480,000	+ 1.1%
Inventory of Homes for Sale	22	13	- 40.9%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	57	68	+ 19.3%	51	50	- 2.0%
Percent of Original List Price Received*	99.4%	99.2%	- 0.2%	97.4%	98.3%	+ 0.9%
New Listings	17	10	- 41.2%	36	25	- 30.6%

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

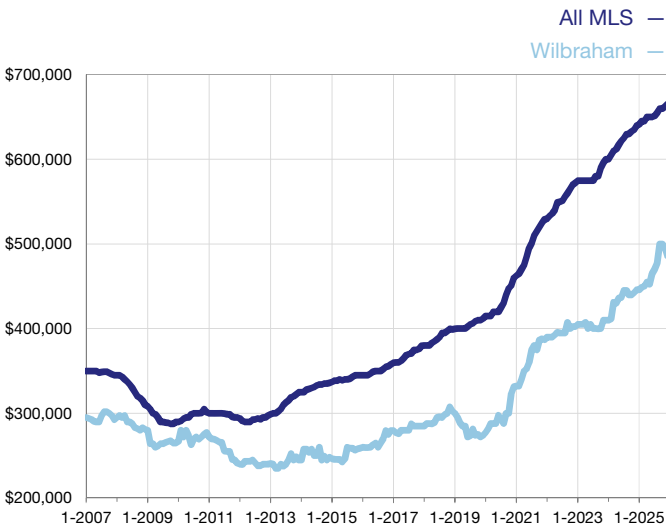
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	3	- 25.0%	10	7	- 30.0%
Closed Sales	3	2	- 33.3%	11	9	- 18.2%
Median Sales Price*	\$465,000	\$292,450	- 37.1%	\$465,000	\$490,000	+ 5.4%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	1.4	2.3	+ 64.3%	--	--	--
Cumulative Days on Market Until Sale	73	21	- 71.2%	65	46	- 29.2%
Percent of Original List Price Received*	95.3%	99.0%	+ 3.9%	96.9%	103.1%	+ 6.4%
New Listings	4	4	0.0%	8	7	- 12.5%

* 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

