

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wilbraham

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	17	12	- 29.4%	50	34	- 32.0%
Closed Sales	13	9	- 30.8%	45	26	- 42.2%
Median Sales Price*	\$530,000	<b>\$515,000</b>	- 2.8%	\$487,000	<b>\$491,500</b>	+ 0.9%
Inventory of Homes for Sale	22	16	- 27.3%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	46	57	+ 23.9%	49	52	+ 6.1%
Percent of Original List Price Received*	100.8%	98.6%	- 2.2%	98.3%	98.4%	+ 0.1%
New Listings	17	15	- 11.8%	53	40	- 24.5%

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

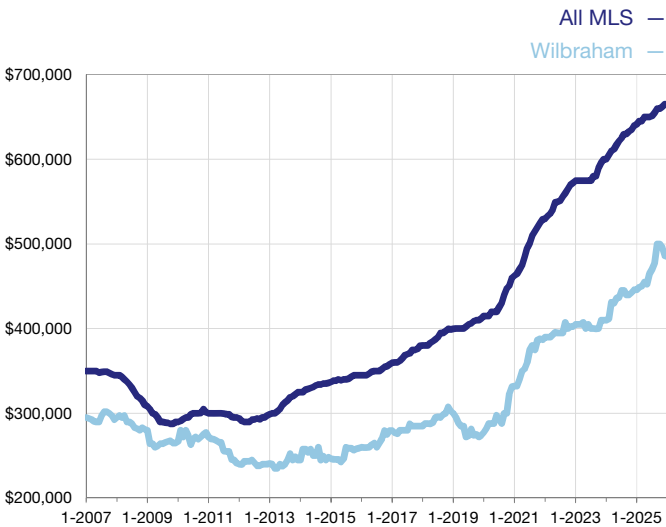
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	3	0.0%	13	10	- 23.1%
Closed Sales	1	3	+ 200.0%	12	12	0.0%
Median Sales Price*	\$459,000	<b>\$531,000</b>	+ 15.7%	\$465,000	<b>\$491,000</b>	+ 5.6%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	15	93	+ 520.0%	61	58	- 4.9%
Percent of Original List Price Received*	100.0%	97.3%	- 2.7%	97.1%	101.7%	+ 4.7%
New Listings	4	2	- 50.0%	12	9	- 25.0%

\* 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

