

Wilbraham

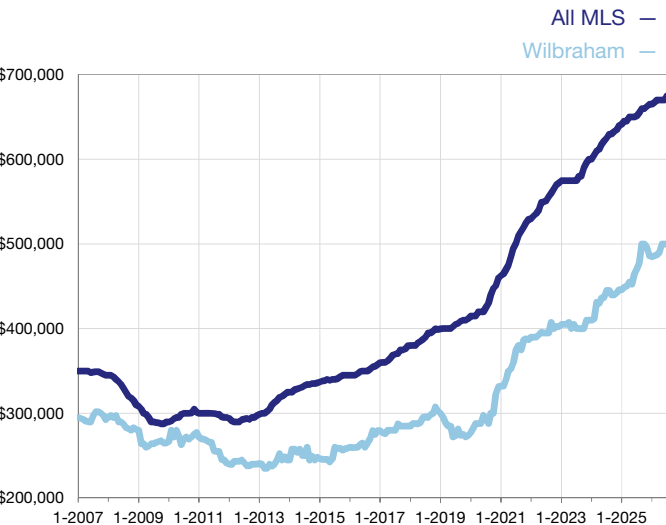
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	16	18	+ 12.5%	100	73	- 27.0%
Closed Sales	22	9	- 59.1%	97	58	- 40.2%
Median Sales Price*	\$512,500	\$465,000	- 9.3%	\$487,000	\$513,500	+ 5.4%
Inventory of Homes for Sale	39	27	- 30.8%	--	--	--
Months Supply of Inventory	2.8	2.3	- 17.9%	--	--	--
Cumulative Days on Market Until Sale	26	23	- 11.5%	41	37	- 9.8%
Percent of Original List Price Received*	102.8%	103.4%	+ 0.6%	100.4%	101.7%	+ 1.3%
New Listings	19	19	0.0%	129	93	- 27.9%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	3	+ 50.0%	24	21	- 12.5%
Closed Sales	4	5	+ 25.0%	26	24	- 7.7%
Median Sales Price*	\$416,000	\$505,000	+ 21.4%	\$493,500	\$495,950	+ 0.5%
Inventory of Homes for Sale	5	13	+ 160.0%	--	--	--
Months Supply of Inventory	1.5	4.3	+ 186.7%	--	--	--
Cumulative Days on Market Until Sale	16	49	+ 206.3%	49	53	+ 8.2%
Percent of Original List Price Received*	98.7%	107.9%	+ 9.3%	99.7%	101.2%	+ 1.5%
New Listings	2	6	+ 200.0%	23	28	+ 21.7%

* 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

