

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilbraham

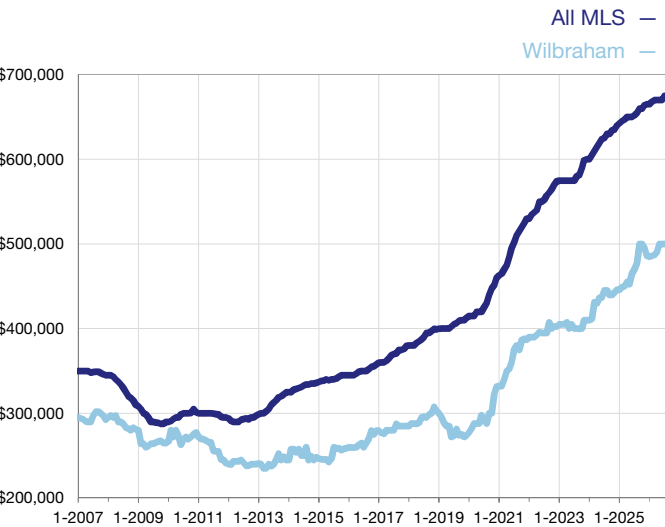
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	18	16	- 11.1%	118	85	- 28.0%
Closed Sales	13	13	0.0%	110	71	- 35.5%
Median Sales Price*	\$570,000	\$500,000	- 12.3%	\$488,500	\$500,000	+ 2.4%
Inventory of Homes for Sale	35	30	- 14.3%	--	--	--
Months Supply of Inventory	2.5	2.6	+ 4.0%	--	--	--
Cumulative Days on Market Until Sale	27	43	+ 59.3%	39	38	- 2.6%
Percent of Original List Price Received*	98.5%	101.3%	+ 2.8%	100.1%	101.6%	+ 1.5%
New Listings	16	20	+ 25.0%	145	112	- 22.8%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	4	+ 100.0%	26	25	- 3.8%
Closed Sales	4	4	0.0%	30	28	- 6.7%
Median Sales Price*	\$492,000	\$502,450	+ 2.1%	\$493,500	\$495,950	+ 0.5%
Inventory of Homes for Sale	6	12	+ 100.0%	--	--	--
Months Supply of Inventory	1.8	3.8	+ 111.1%	--	--	--
Cumulative Days on Market Until Sale	48	34	- 29.2%	49	50	+ 2.0%
Percent of Original List Price Received*	96.1%	98.2%	+ 2.2%	99.3%	100.8%	+ 1.5%
New Listings	3	5	+ 66.7%	26	33	+ 26.9%

* 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

