

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilbraham

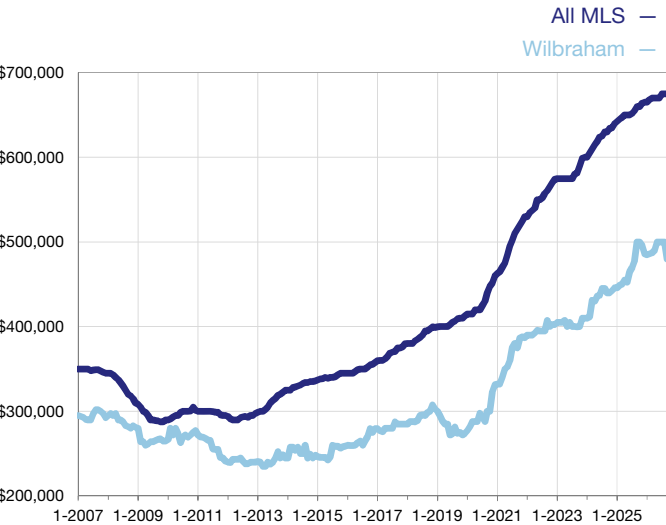
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	22	14	- 36.4%	140	99	- 29.3%
Closed Sales	21	14	- 33.3%	131	85	- 35.1%
Median Sales Price*	\$635,000	\$467,750	- 26.3%	\$500,000	\$500,000	0.0%
Inventory of Homes for Sale	27	33	+ 22.2%	--	--	--
Months Supply of Inventory	1.9	3.1	+ 63.2%	--	--	--
Cumulative Days on Market Until Sale	41	26	- 36.6%	39	36	- 7.7%
Percent of Original List Price Received*	98.6%	100.5%	+ 1.9%	99.9%	101.4%	+ 1.5%
New Listings	17	20	+ 17.6%	162	131	- 19.1%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	6	+ 20.0%	31	31	0.0%
Closed Sales	4	4	0.0%	34	32	- 5.9%
Median Sales Price*	\$455,000	\$312,000	- 31.4%	\$493,500	\$485,000	- 1.7%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	1.5	2.8	+ 86.7%	--	--	--
Cumulative Days on Market Until Sale	31	39	+ 25.8%	47	49	+ 4.3%
Percent of Original List Price Received*	96.2%	95.7%	- 0.5%	98.9%	100.1%	+ 1.2%
New Listings	4	4	0.0%	30	37	+ 23.3%

* 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

