Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Wilbraham

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	11	**16**	+ 45.5%	151	**113**	- 25.2%
Closed Sales	24	**16**	- 33.3%	155	**101**	- 34.8%
Median Sales Price*	$445,000	**$463,750**	+ 4.2%	$491,500	**$493,000**	+ 0.3%
Inventory of Homes for Sale	27	**27**	0.0%	--	--	--
Months Supply of Inventory	2.0	**2.5**	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	25	**40**	+ 60.0%	37	**37**	0.0%
Percent of Original List Price Received*	101.7%	**98.2%**	- 3.4%	100.2%	**100.9%**	+ 0.7%
New Listings	15	**12**	- 20.0%	177	**143**	- 19.2%

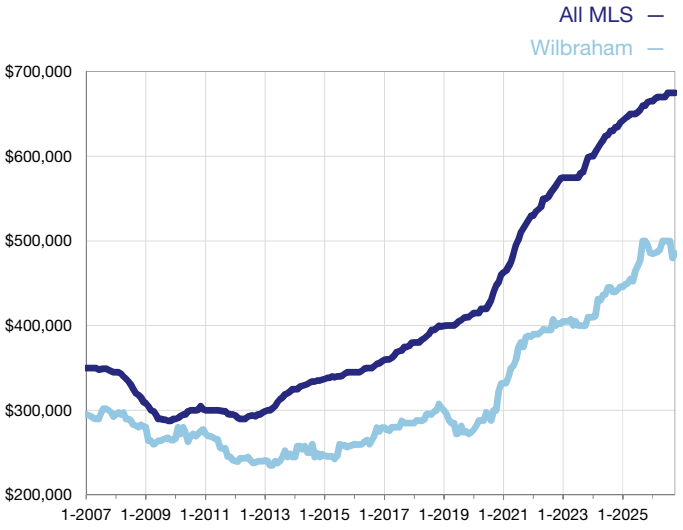
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

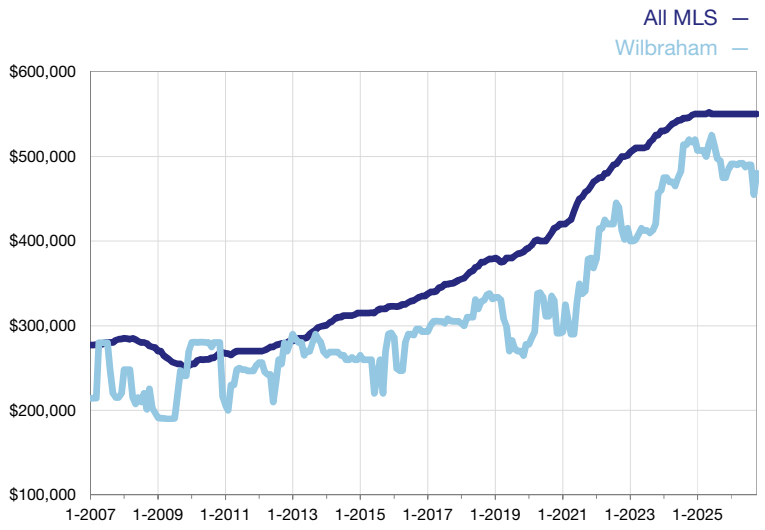
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**2**	- 33.3%	34	**33**	- 2.9%
Closed Sales	3	**3**	0.0%	37	**35**	- 5.4%
Median Sales Price*	$330,000	**$325,000**	- 1.5%	$485,000	**$480,000**	- 1.0%
Inventory of Homes for Sale	7	**8**	+ 14.3%	--	--	--
Months Supply of Inventory	2.2	**2.5**	+ 13.6%	--	--	--
Cumulative Days on Market Until Sale	117	**22**	- 81.2%	52	**46**	- 11.5%
Percent of Original List Price Received*	95.9%	**106.0%**	+ 10.5%	98.7%	**100.6%**	+ 1.9%
New Listings	4	**1**	- 75.0%	34	**38**	+ 11.8%

* 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



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