

Wilbraham 01095

ZIP code · MA · Massachusetts > Hampden County > Wilbraham

BALANCED MARKET

\$509K

MEDIAN SALE PRICE

+3.8%

1-YR CHANGE

201

SALES (12 MO)

\$465K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



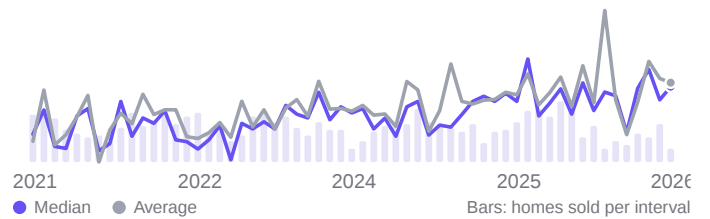
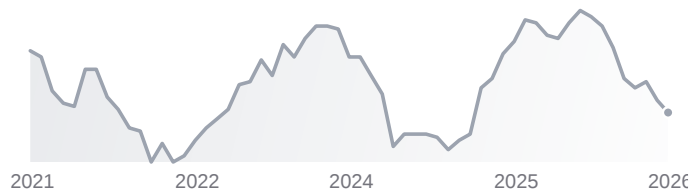
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$505K · Average \$516K

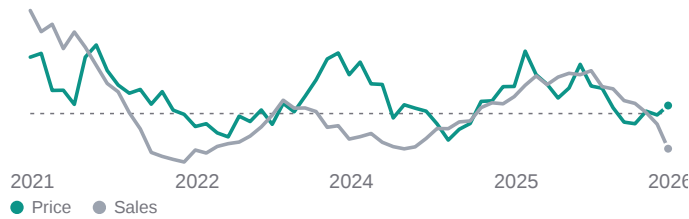


Growth (year over year)

Price +3.8% · Sales -16.9%

Price per square foot

\$308/ft²

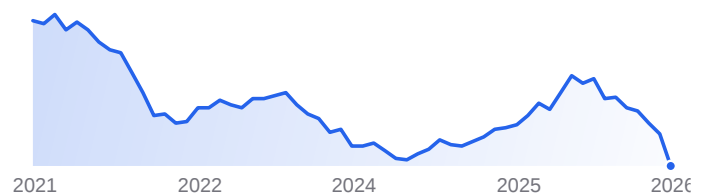


Sale premium vs estimated value

+1.1%

Annual turnover (share of homes sold)

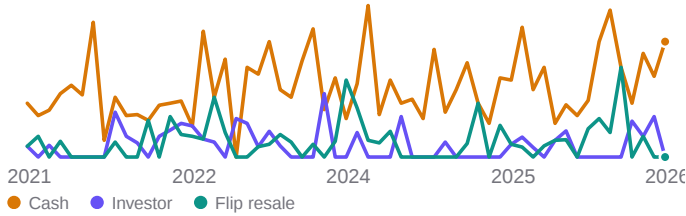
3.7%



BUYERS & OUTCOMES

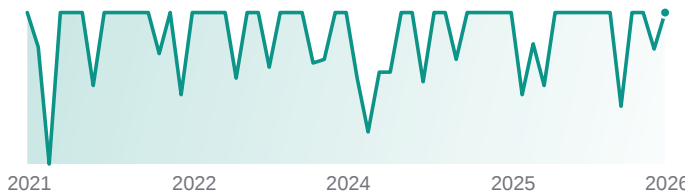
Buyer mix

Cash 43% · Investor 0% · Flip resale 0%



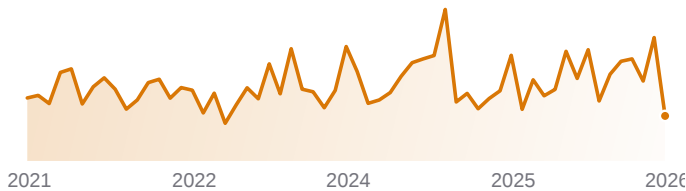
Sellers who sold at a gain

100%

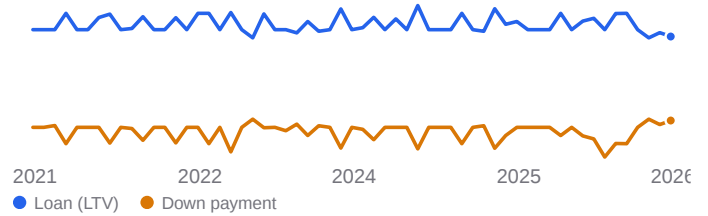


Median annualized return at resale

+2.6%

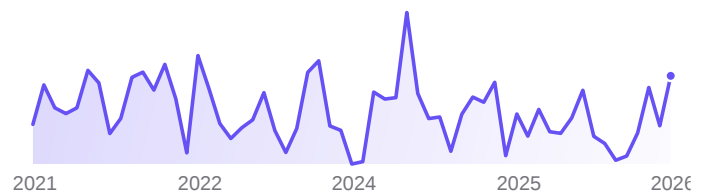


Financing (share of purchase price) Loan (LTV) 76% · Down payment 24%



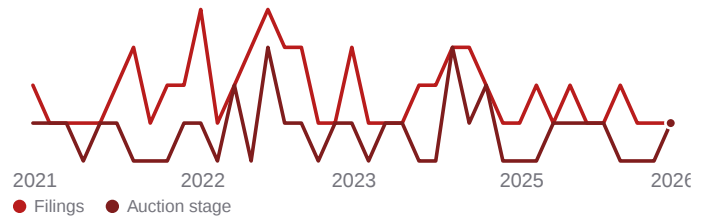
Typical hold before selling

15.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,413
Median value (AVM)	\$465K
Median size	1,872 ft²
Median bedrooms	3
Median year built	1966
Single family	88%
Condos	9.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.1%
Owner occupied	87%
Company owned	9.2%
Median loan-to-value	52%

Typical ownership tenure

15.6 yrs

COMMUNITY

Population	14,764
Density	648 / mi²
Median household income	\$128K
Average household income	\$142K
Crime index (US avg 100)	34
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	54
Homes occupied	96%
Bachelor's or higher	27%
Poverty rate	3.8%
Unemployment	1.5%
Average temp	48°F
Annual precip	47 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.