

Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilmington

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	8	13	+ 62.5%	237	222	- 6.3%
Closed Sales	21	31	+ 47.6%	235	206	- 12.3%
Median Sales Price*	\$484,250	\$600,000	+ 23.9%	\$552,000	\$585,000	+ 6.0%
Inventory of Homes for Sale	27	9	- 66.7%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	31	23	- 25.8%	44	35	- 20.5%
Percent of Original List Price Received*	98.6%	103.0%	+ 4.5%	99.0%	101.0%	+ 2.0%
New Listings	9	12	+ 33.3%	265	243	- 8.3%

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

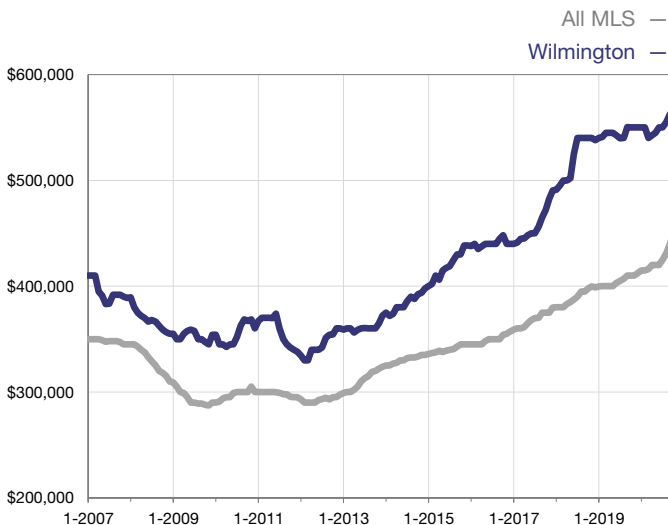
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	1	--	8	17	+ 112.5%
Closed Sales	1	1	0.0%	11	15	+ 36.4%
Median Sales Price*	\$615,000	\$617,900	+ 0.5%	\$615,000	\$425,000	- 30.9%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	3.6	1.3	- 63.9%	--	--	--
Cumulative Days on Market Until Sale	482	110	- 77.2%	64	92	+ 43.8%
Percent of Original List Price Received*	100.8%	101.3%	+ 0.5%	99.0%	95.6%	- 3.4%
New Listings	1	0	- 100.0%	11	16	+ 45.5%

* 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



MASSACHUSETTS ASSOCIATION OF REALTORS®



All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Powered by ShowingTime.