

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilmington

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	18	16	- 11.1%	248	259	+ 4.4%
Closed Sales	25	24	- 4.0%	247	262	+ 6.1%
Median Sales Price*	\$625,000	\$622,500	- 0.4%	\$626,000	\$685,000	+ 9.4%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	26	27	+ 3.8%	22	23	+ 4.5%
Percent of Original List Price Received*	103.8%	102.0%	- 1.7%	105.5%	104.0%	- 1.4%
New Listings	12	7	- 41.7%	264	286	+ 8.3%

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

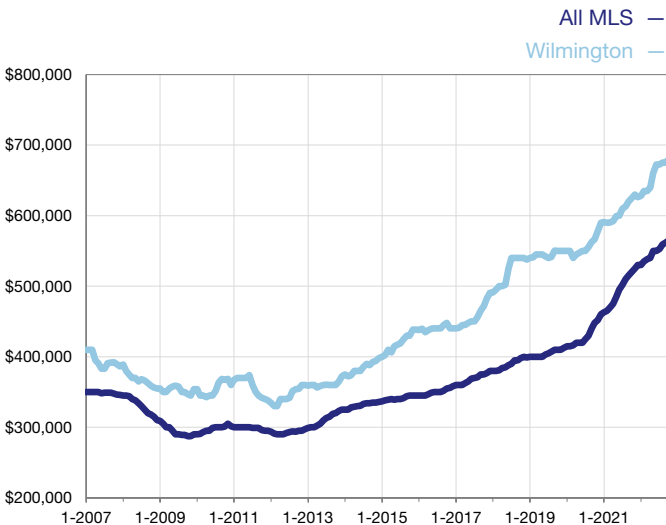
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	6	--	11	18	+ 63.6%
Closed Sales	1	1	0.0%	15	10	- 33.3%
Median Sales Price*	\$610,000	\$644,900	+ 5.7%	\$605,000	\$572,400	- 5.4%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	1.2	--	--	--	--
Cumulative Days on Market Until Sale	9	15	+ 66.7%	24	18	- 25.0%
Percent of Original List Price Received*	103.4%	101.6%	- 1.7%	101.6%	101.4%	- 0.2%
New Listings	0	8	--	14	23	+ 64.3%

* 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

