

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilmington

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	15	+ 50.0%	10	15	+ 50.0%
Closed Sales	14	10	- 28.6%	14	10	- 28.6%
Median Sales Price*	\$600,000	\$645,000	+ 7.5%	\$600,000	\$645,000	+ 7.5%
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	47	+ 80.8%	26	47	+ 80.8%
Percent of Original List Price Received*	98.9%	95.1%	- 3.8%	98.9%	95.1%	- 3.8%
New Listings	11	13	+ 18.2%	11	13	+ 18.2%

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

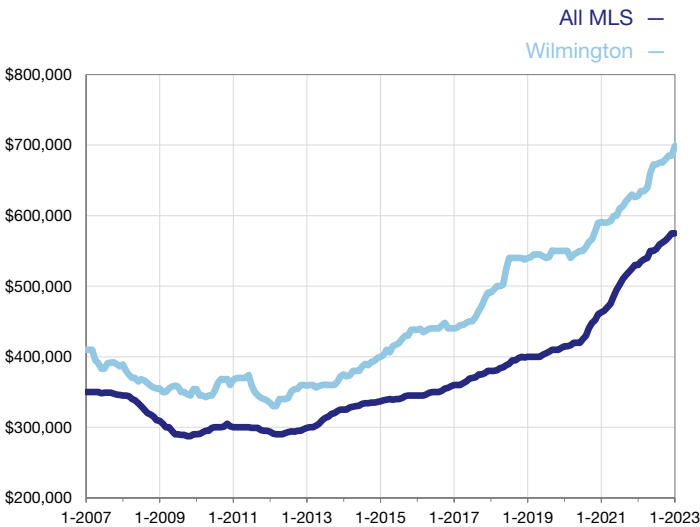
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	7	+ 600.0%	1	7	+ 600.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price*	\$635,000	\$647,450	+ 2.0%	\$635,000	\$647,450	+ 2.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	10	15	+ 50.0%	10	15	+ 50.0%
Percent of Original List Price Received*	106.2%	100.0%	- 5.8%	106.2%	100.0%	- 5.8%
New Listings	1	1	0.0%	1	1	0.0%

* 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

