

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilmington

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	13	23	+ 76.9%	35	45	+ 28.6%
Closed Sales	10	12	+ 20.0%	31	34	+ 9.7%
Median Sales Price*	\$627,450	\$597,750	- 4.7%	\$529,900	\$589,500	+ 11.2%
Inventory of Homes for Sale	27	6	- 77.8%	--	--	--
Months Supply of Inventory	1.4	0.3	- 78.6%	--	--	--
Cumulative Days on Market Until Sale	38	22	- 42.1%	58	26	- 55.2%
Percent of Original List Price Received*	100.6%	104.6%	+ 4.0%	97.7%	101.8%	+ 4.2%
New Listings	25	24	- 4.0%	51	48	- 5.9%

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

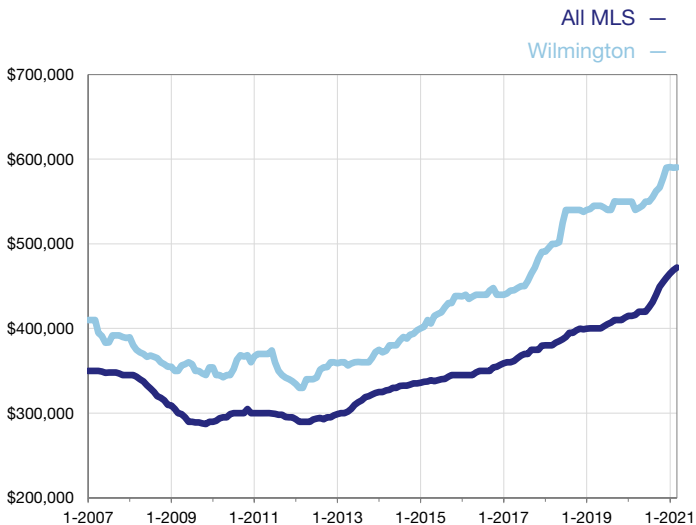
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	0	- 100.0%	2	3	+ 50.0%
Closed Sales	1	2	+ 100.0%	3	4	+ 33.3%
Median Sales Price*	\$353,000	\$430,000	+ 21.8%	\$353,000	\$458,800	+ 30.0%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	3.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	50	19	- 62.0%	79	29	- 63.3%
Percent of Original List Price Received*	88.5%	105.3%	+ 19.0%	89.9%	102.9%	+ 14.5%
New Listings	0	0	--	4	3	- 25.0%

* 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

