

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wilmington

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	15	27	+ 80.0%	50	72	+ 44.0%
Closed Sales	11	21	+ 90.9%	42	55	+ 31.0%
Median Sales Price*	\$568,000	<b>\$680,000</b>	+ 19.7%	\$562,500	<b>\$595,500</b>	+ 5.9%
Inventory of Homes for Sale	27	12	- 55.6%	--	--	--
Months Supply of Inventory	1.5	0.6	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	17	23	+ 35.3%	47	25	- 46.8%
Percent of Original List Price Received*	101.6%	<b>106.3%</b>	+ 4.6%	98.7%	<b>103.5%</b>	+ 4.9%
New Listings	17	34	+ 100.0%	68	82	+ 20.6%

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

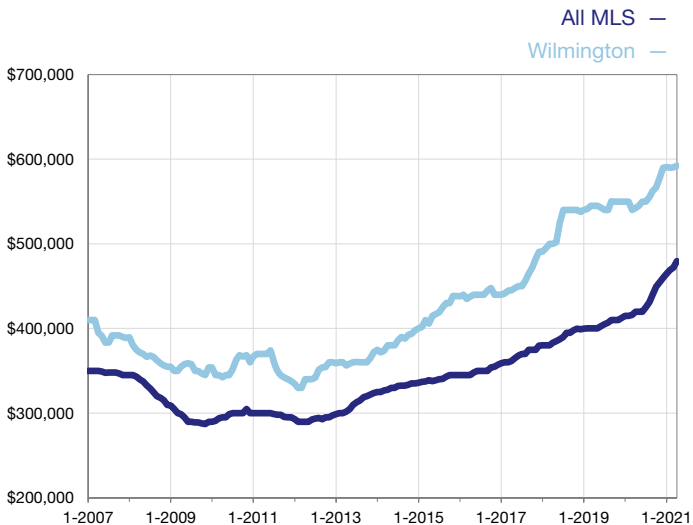
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	2	--	2	5	+ 150.0%
Closed Sales	1	0	- 100.0%	4	4	0.0%
Median Sales Price*	\$526,000	<b>\$0</b>	- 100.0%	\$389,000	<b>\$458,800</b>	+ 17.9%
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	68	0	- 100.0%	76	29	- 61.8%
Percent of Original List Price Received*	92.8%	<b>0.0%</b>	- 100.0%	90.6%	<b>102.9%</b>	+ 13.6%
New Listings	0	2	--	4	5	+ 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

