

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilmington

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	17	26	+ 52.9%	67	98	+ 46.3%
Closed Sales	11	16	+ 45.5%	53	71	+ 34.0%
Median Sales Price*	\$550,000	\$627,500	+ 14.1%	\$560,000	\$605,000	+ 8.0%
Inventory of Homes for Sale	25	7	- 72.0%	--	--	--
Months Supply of Inventory	1.4	0.3	- 78.6%	--	--	--
Cumulative Days on Market Until Sale	34	20	- 41.2%	44	24	- 45.5%
Percent of Original List Price Received*	98.0%	108.7%	+ 10.9%	98.6%	104.7%	+ 6.2%
New Listings	20	20	0.0%	88	102	+ 15.9%

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

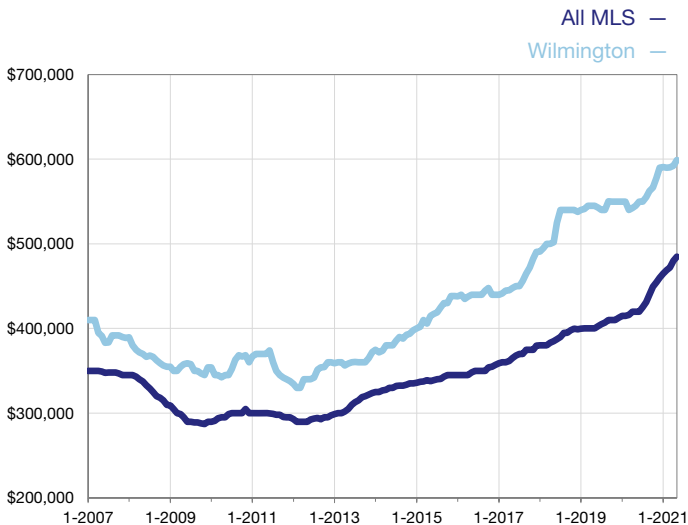
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	3	6	+ 100.0%
Closed Sales	0	1	--	4	5	+ 25.0%
Median Sales Price*	\$0	\$609,900	--	\$389,000	\$485,000	+ 24.7%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	4.9	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	91	--	76	41	- 46.1%
Percent of Original List Price Received*	0.0%	100.0%	--	90.6%	102.3%	+ 12.9%
New Listings	2	1	- 50.0%	6	6	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

