

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilmington

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	21	23	+ 9.5%	230	245	+ 6.5%
Closed Sales	31	22	- 29.0%	222	238	+ 7.2%
Median Sales Price*	\$600,000	\$725,000	+ 20.8%	\$628,000	\$699,950	+ 11.5%
Inventory of Homes for Sale	20	17	- 15.0%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	30	31	+ 3.3%	22	23	+ 4.5%
Percent of Original List Price Received*	103.4%	98.4%	- 4.8%	105.7%	104.1%	- 1.5%
New Listings	17	19	+ 11.8%	252	279	+ 10.7%

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

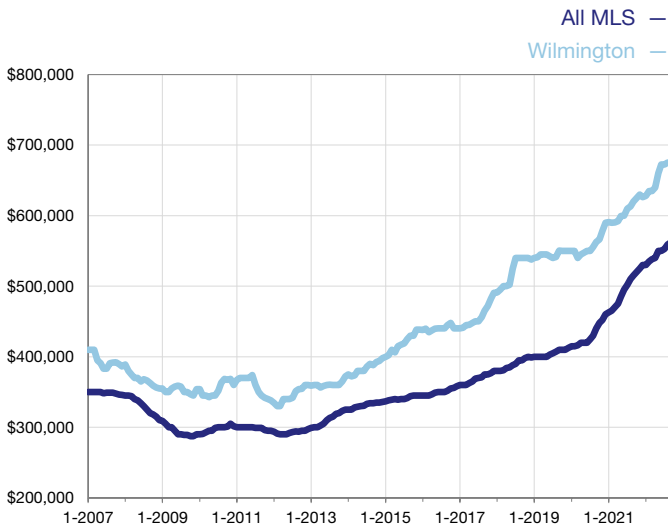
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	1	0.0%	11	13	+ 18.2%
Closed Sales	1	3	+ 200.0%	14	9	- 35.7%
Median Sales Price*	\$489,900	\$629,900	+ 28.6%	\$577,500	\$514,900	- 10.8%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	20	19	- 5.0%	25	19	- 24.0%
Percent of Original List Price Received*	100.0%	100.7%	+ 0.7%	101.4%	101.4%	0.0%
New Listings	1	0	- 100.0%	14	15	+ 7.1%

* 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

