

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilmington

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	20	+ 66.7%	22	34	+ 54.5%
Closed Sales	6	11	+ 83.3%	20	21	+ 5.0%
Median Sales Price*	\$837,500	\$610,000	- 27.2%	\$642,500	\$615,000	- 4.3%
Inventory of Homes for Sale	17	5	- 70.6%	--	--	--
Months Supply of Inventory	0.8	0.2	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	50	25	- 50.0%	33	36	+ 9.1%
Percent of Original List Price Received*	100.2%	99.0%	- 1.2%	99.3%	97.1%	- 2.2%
New Listings	17	15	- 11.8%	28	28	0.0%

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

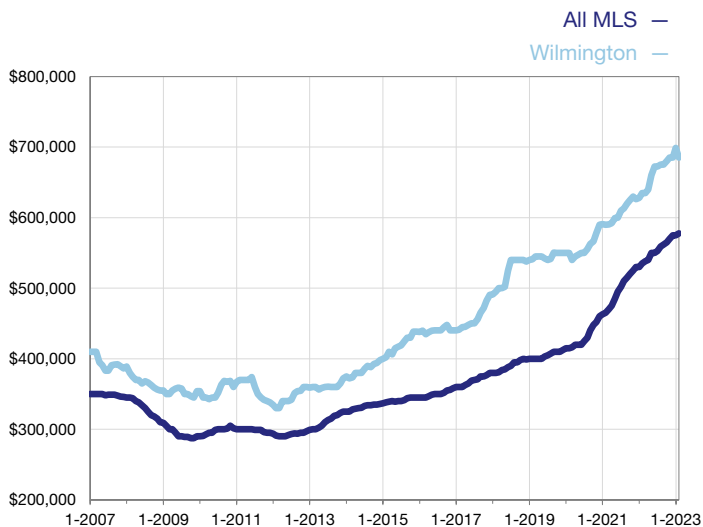
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	4	--	1	7	+ 600.0%
Closed Sales	1	2	+ 100.0%	2	4	+ 100.0%
Median Sales Price*	\$710,000	\$637,400	- 10.2%	\$672,500	\$642,400	- 4.5%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	18	87	+ 383.3%	14	51	+ 264.3%
Percent of Original List Price Received*	96.0%	100.0%	+ 4.2%	101.1%	100.0%	- 1.1%
New Listings	1	0	- 100.0%	2	1	- 50.0%

* 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

