

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wilmington

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	29	18	- 37.9%	51	49	- 3.9%
Closed Sales	15	15	0.0%	35	36	+ 2.9%
Median Sales Price*	\$560,000	<b>\$650,000</b>	+ 16.1%	\$618,000	<b>\$645,000</b>	+ 4.4%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	21	29	+ 38.1%	28	33	+ 17.9%
Percent of Original List Price Received*	108.7%	105.0%	- 3.4%	103.3%	100.4%	- 2.8%
New Listings	25	19	- 24.0%	53	47	- 11.3%

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

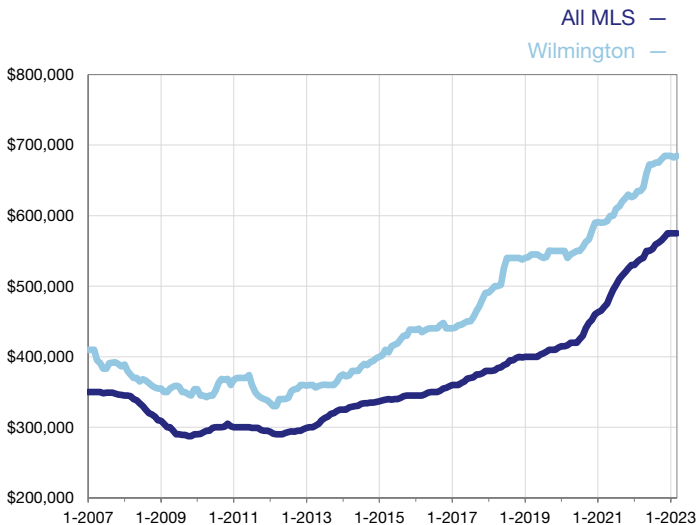
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	2	8	+ 300.0%
Closed Sales	1	1	0.0%	3	5	+ 66.7%
Median Sales Price*	\$494,900	<b>\$639,900</b>	+ 29.3%	\$635,000	<b>\$639,900</b>	+ 0.8%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	12	153	+ 1,175.0%	13	71	+ 446.2%
Percent of Original List Price Received*	100.0%	100.0%	0.0%	100.7%	100.0%	- 0.7%
New Listings	0	1	--	2	2	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

