

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilmington

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	20	+ 17.6%	68	68	0.0%
Closed Sales	20	14	- 30.0%	55	50	- 9.1%
Median Sales Price*	\$775,000	\$687,500	- 11.3%	\$687,900	\$654,500	- 4.9%
Inventory of Homes for Sale	23	10	- 56.5%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	32	17	- 46.9%	29	28	- 3.4%
Percent of Original List Price Received*	106.5%	102.5%	- 3.8%	104.5%	101.0%	- 3.3%
New Listings	29	20	- 31.0%	82	67	- 18.3%

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

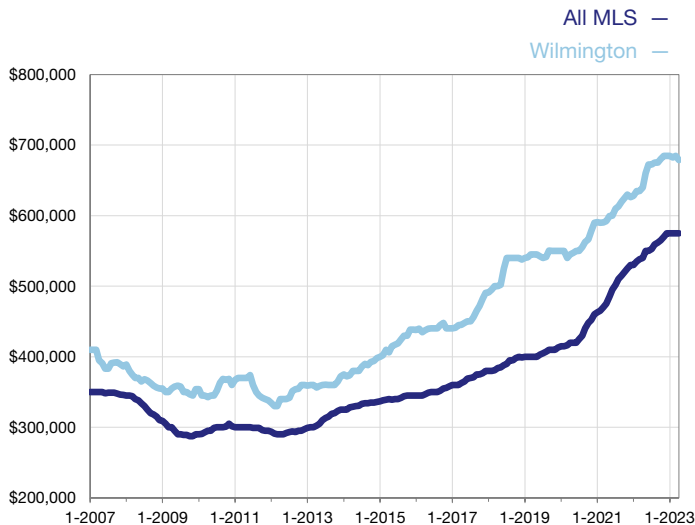
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	2	9	+ 350.0%
Closed Sales	0	1	--	3	6	+ 100.0%
Median Sales Price*	\$0	\$415,000	--	\$635,000	\$639,900	+ 0.8%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	8	--	13	61	+ 369.2%
Percent of Original List Price Received*	0.0%	100.0%	--	100.7%	100.0%	- 0.7%
New Listings	1	3	+ 200.0%	3	5	+ 66.7%

* 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

