

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilmington

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	31	22	- 29.0%	99	88	- 11.1%
Closed Sales	26	21	- 19.2%	81	71	- 12.3%
Median Sales Price*	\$707,500	\$700,200	- 1.0%	\$700,000	\$660,000	- 5.7%
Inventory of Homes for Sale	16	11	- 31.3%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	14	18	+ 28.6%	25	26	+ 4.0%
Percent of Original List Price Received*	109.2%	104.8%	- 4.0%	106.0%	102.1%	- 3.7%
New Listings	25	22	- 12.0%	106	89	- 16.0%

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

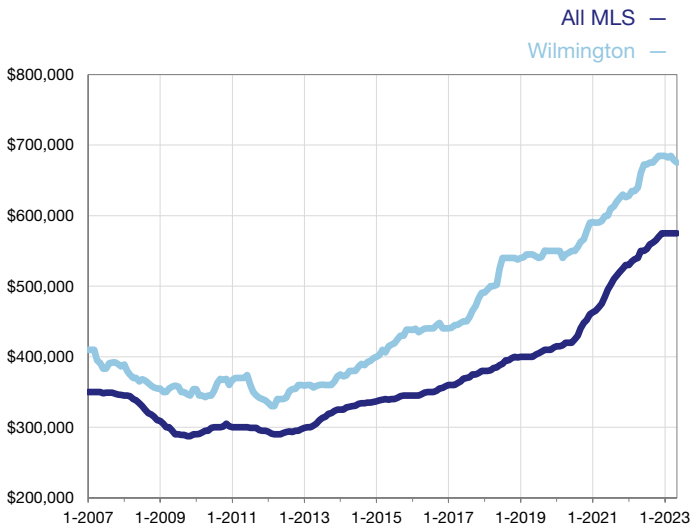
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	6	+ 500.0%	3	15	+ 400.0%
Closed Sales	0	1	--	3	7	+ 133.3%
Median Sales Price*	\$0	\$686,000	--	\$635,000	\$639,900	+ 0.8%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	0.7	--	--	--	--
Cumulative Days on Market Until Sale	0	5	--	13	53	+ 307.7%
Percent of Original List Price Received*	0.0%	104.0%	--	100.7%	100.6%	- 0.1%
New Listings	0	6	--	3	11	+ 266.7%

* 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

