

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wilmington

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	25	+ 4.2%	123	113	- 8.1%
Closed Sales	30	21	- 30.0%	111	93	- 16.2%
Median Sales Price*	\$722,500	<b>\$720,000</b>	- 0.3%	\$709,999	<b>\$670,000</b>	- 5.6%
Inventory of Homes for Sale	39	8	- 79.5%	--	--	--
Months Supply of Inventory	1.9	0.4	- 78.9%	--	--	--
Cumulative Days on Market Until Sale	15	28	+ 86.7%	22	26	+ 18.2%
Percent of Original List Price Received*	108.1%	<b>105.2%</b>	- 2.7%	106.6%	<b>102.9%</b>	- 3.5%
New Listings	51	22	- 56.9%	157	111	- 29.3%

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

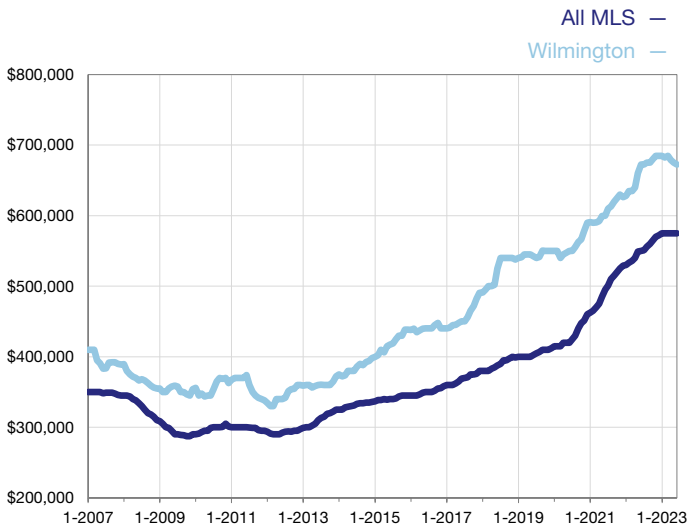
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	4	--	3	19	+ 533.3%
Closed Sales	0	2	--	3	9	+ 200.0%
Median Sales Price*	\$0	<b>\$680,450</b>	--	\$635,000	<b>\$644,900</b>	+ 1.6%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	3.0	0.3	- 90.0%	--	--	--
Cumulative Days on Market Until Sale	0	43	--	13	51	+ 292.3%
Percent of Original List Price Received*	0.0%	<b>102.7%</b>	--	100.7%	<b>101.0%</b>	+ 0.3%
New Listings	4	3	- 25.0%	7	14	+ 100.0%

\* 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

