

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilmington

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	28	13	- 53.6%	151	125	- 17.2%
Closed Sales	25	21	- 16.0%	136	114	- 16.2%
Median Sales Price*	\$625,000	\$767,000	+ 22.7%	\$700,000	\$675,000	- 3.6%
Inventory of Homes for Sale	33	8	- 75.8%	--	--	--
Months Supply of Inventory	1.5	0.4	- 73.3%	--	--	--
Cumulative Days on Market Until Sale	15	13	- 13.3%	21	24	+ 14.3%
Percent of Original List Price Received*	106.9%	107.6%	+ 0.7%	106.6%	103.7%	- 2.7%
New Listings	24	12	- 50.0%	181	123	- 32.0%

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

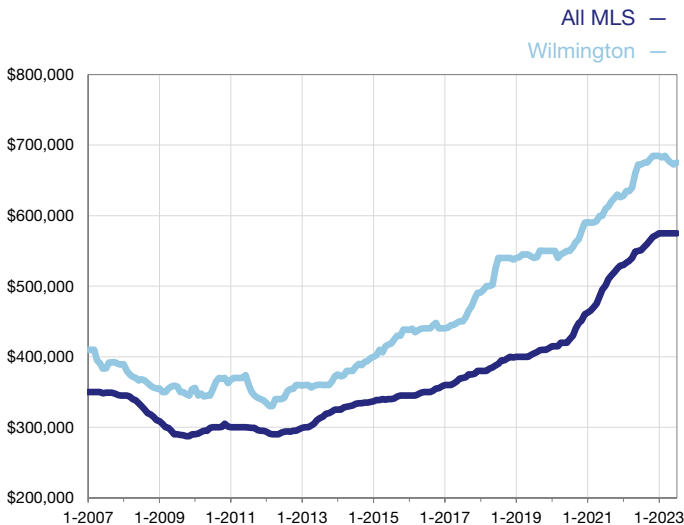
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	0	- 100.0%	8	19	+ 137.5%
Closed Sales	1	6	+ 500.0%	4	15	+ 275.0%
Median Sales Price*	\$415,000	\$645,000	+ 55.4%	\$564,950	\$645,000	+ 14.2%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.2	0.3	- 86.4%	--	--	--
Cumulative Days on Market Until Sale	24	14	- 41.7%	16	36	+ 125.0%
Percent of Original List Price Received*	96.5%	101.1%	+ 4.8%	99.7%	101.1%	+ 1.4%
New Listings	6	0	- 100.0%	13	14	+ 7.7%

* 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

