

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilmington

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	25	13	- 48.0%	176	137	- 22.2%
Closed Sales	33	22	- 33.3%	169	136	- 19.5%
Median Sales Price*	\$700,000	\$754,950	+ 7.9%	\$700,000	\$700,100	+ 0.0%
Inventory of Homes for Sale	25	6	- 76.0%	--	--	--
Months Supply of Inventory	1.1	0.3	- 72.7%	--	--	--
Cumulative Days on Market Until Sale	23	26	+ 13.0%	21	24	+ 14.3%
Percent of Original List Price Received*	102.8%	105.8%	+ 2.9%	105.9%	104.1%	- 1.7%
New Listings	20	12	- 40.0%	201	135	- 32.8%

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

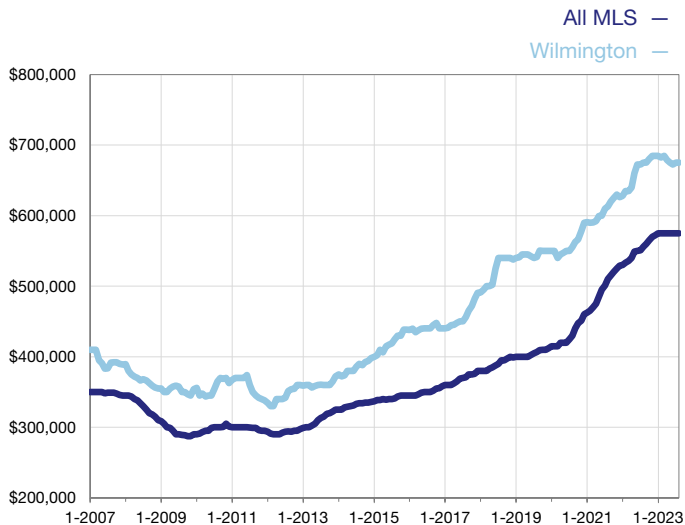
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	10	19	+ 90.0%
Closed Sales	0	2	--	4	17	+ 325.0%
Median Sales Price*	\$0	\$664,900	--	\$564,950	\$645,000	+ 14.2%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.2	0.4	- 81.8%	--	--	--
Cumulative Days on Market Until Sale	0	45	--	16	37	+ 131.3%
Percent of Original List Price Received*	0.0%	100.0%	--	99.7%	100.9%	+ 1.2%
New Listings	2	2	0.0%	15	16	+ 6.7%

* 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

