

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wilmington

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	10	- 58.3%	200	146	- 27.0%
Closed Sales	20	11	- 45.0%	189	147	- 22.2%
Median Sales Price*	\$683,700	<b>\$700,000</b>	+ 2.4%	\$700,000	<b>\$700,000</b>	0.0%
Inventory of Homes for Sale	24	11	- 54.2%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	23	17	- 26.1%	21	23	+ 9.5%
Percent of Original List Price Received*	102.0%	<b>107.4%</b>	+ 5.3%	105.5%	<b>104.3%</b>	- 1.1%
New Listings	27	15	- 44.4%	228	150	- 34.2%

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

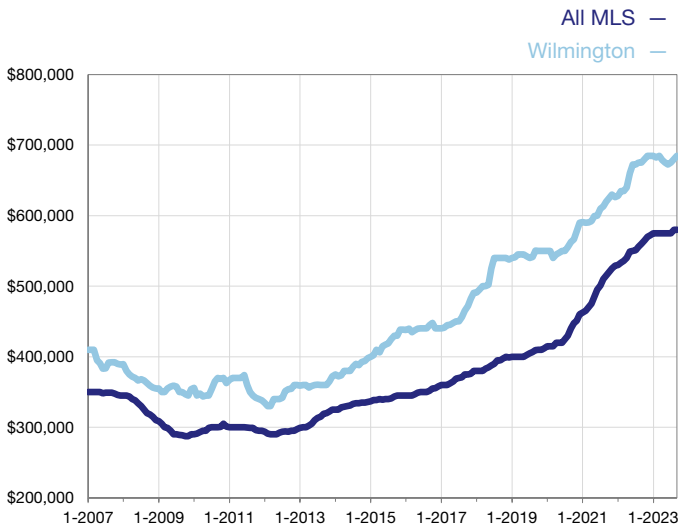
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	12	19	+ 58.3%
Closed Sales	0	1	--	4	18	+ 350.0%
Median Sales Price*	\$0	<b>\$654,900</b>	--	\$564,950	<b>\$647,500</b>	+ 14.6%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	0	29	--	16	37	+ 131.3%
Percent of Original List Price Received*	0.0%	<b>100.0%</b>	--	99.7%	<b>100.9%</b>	+ 1.2%
New Listings	0	1	--	15	17	+ 13.3%

\* 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

