

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilmington

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	10	- 52.4%	221	156	- 29.4%
Closed Sales	27	10	- 63.0%	216	157	- 27.3%
Median Sales Price*	\$670,000	\$700,500	+ 4.6%	\$699,950	\$700,000	+ 0.0%
Inventory of Homes for Sale	27	9	- 66.7%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	28	26	- 7.1%	22	24	+ 9.1%
Percent of Original List Price Received*	99.6%	102.4%	+ 2.8%	104.7%	104.2%	- 0.5%
New Listings	25	8	- 68.0%	253	158	- 37.5%

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

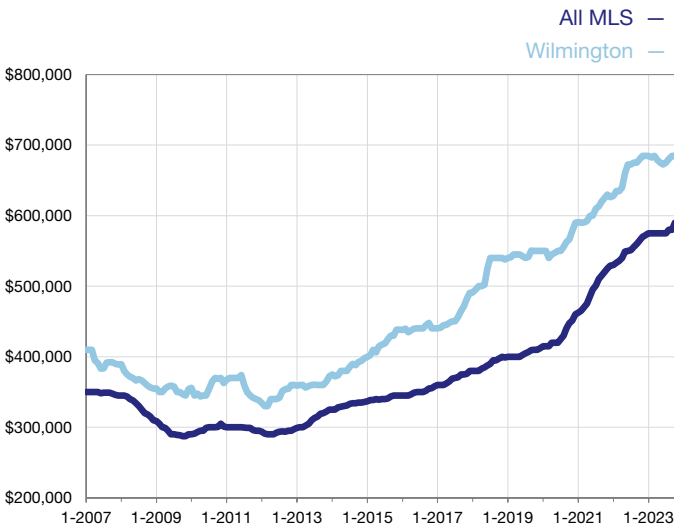
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	12	20	+ 66.7%
Closed Sales	2	3	+ 50.0%	6	21	+ 250.0%
Median Sales Price*	\$447,500	\$684,000	+ 52.8%	\$474,950	\$650,000	+ 36.9%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	25	6	- 76.0%	19	32	+ 68.4%
Percent of Original List Price Received*	105.8%	102.0%	- 3.6%	101.7%	101.0%	- 0.7%
New Listings	0	1	--	15	18	+ 20.0%

* 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

