

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wilmington

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	16	- 20.0%	241	170	- 29.5%
Closed Sales	22	7	- 68.2%	238	164	- 31.1%
Median Sales Price*	\$725,000	<b>\$820,000</b>	+ 13.1%	\$699,950	<b>\$700,100</b>	+ 0.0%
Inventory of Homes for Sale	25	10	- 60.0%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	31	22	- 29.0%	23	24	+ 4.3%
Percent of Original List Price Received*	98.4%	103.5%	+ 5.2%	104.2%	104.2%	0.0%
New Listings	19	17	- 10.5%	272	175	- 35.7%

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

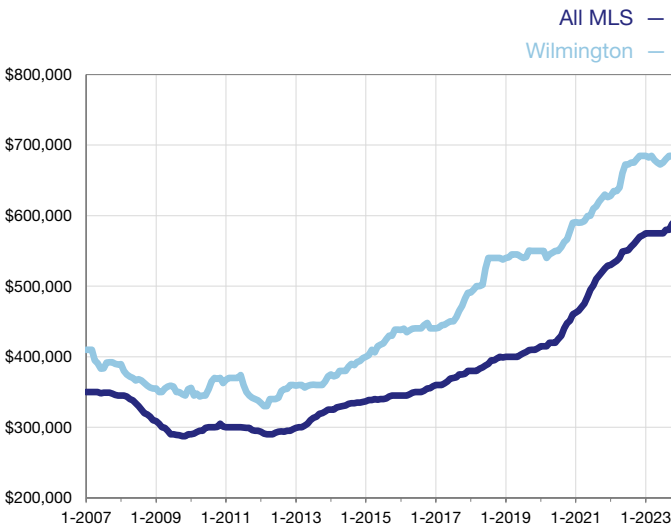
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	12	21	+ 75.0%
Closed Sales	3	3	0.0%	9	24	+ 166.7%
Median Sales Price*	\$629,900	<b>\$694,900</b>	+ 10.3%	\$514,900	<b>\$654,900</b>	+ 27.2%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	19	12	- 36.8%	19	30	+ 57.9%
Percent of Original List Price Received*	100.7%	101.6%	+ 0.9%	101.4%	101.1%	- 0.3%
New Listings	0	1	--	15	19	+ 26.7%

\* 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

