

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilmington

Single-Family Properties

| Key Metrics | December | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 14 | 8 | - 42.9% | 255 | 177 | - 30.6% |
| Closed Sales | 24 | 12 | - 50.0% | 262 | 177 | - 32.4% |
| Median Sales Price* | \$622,500 | \$627,000 | + 0.7% | \$685,000 | \$700,000 | + 2.2% |
| Inventory of Homes for Sale | 16 | 4 | - 75.0% | -- | -- | -- |
| Months Supply of Inventory | 0.8 | 0.3 | - 62.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 27 | 21 | - 22.2% | 23 | 23 | 0.0% |
| Percent of Original List Price Received* | 102.0% | 99.8% | - 2.2% | 104.0% | 103.9% | - 0.1% |
| New Listings | 7 | 3 | - 57.1% | 279 | 177 | - 36.6% |

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

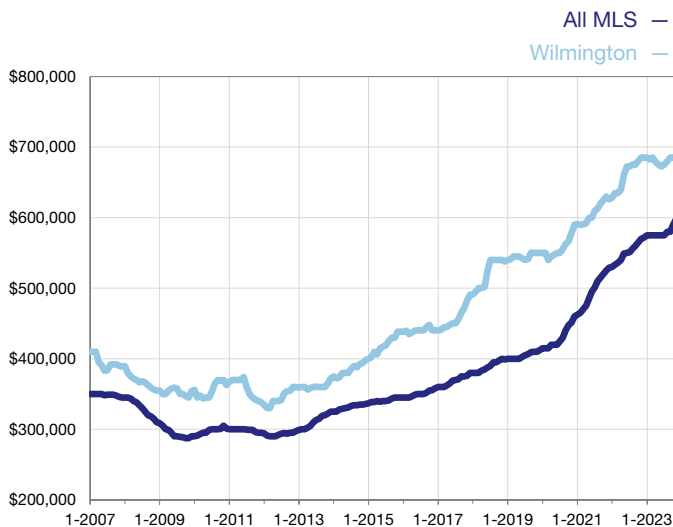
Condominium Properties

| Key Metrics | December | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 3 | 0 | - 100.0% | 15 | 21 | + 40.0% |
| Closed Sales | 1 | 1 | 0.0% | 10 | 25 | + 150.0% |
| Median Sales Price* | \$644,900 | \$704,900 | + 9.3% | \$572,400 | \$654,900 | + 14.4% |
| Inventory of Homes for Sale | 6 | 1 | - 83.3% | -- | -- | -- |
| Months Supply of Inventory | 2.8 | 0.4 | - 85.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 15 | 2 | - 86.7% | 18 | 29 | + 61.1% |
| Percent of Original List Price Received* | 101.6% | 100.0% | - 1.6% | 101.4% | 101.1% | - 0.3% |
| New Listings | 8 | 0 | - 100.0% | 23 | 19 | - 17.4% |

* 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

