

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilmington

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	14	10	- 28.6%	14	10	- 28.6%
Closed Sales	10	12	+ 20.0%	10	12	+ 20.0%
Median Sales Price*	\$645,000	\$699,500	+ 8.4%	\$645,000	\$699,500	+ 8.4%
Inventory of Homes for Sale	14	2	- 85.7%	--	--	--
Months Supply of Inventory	0.6	0.1	- 83.3%	--	--	--
Cumulative Days on Market Until Sale	47	29	- 38.3%	47	29	- 38.3%
Percent of Original List Price Received*	95.1%	104.4%	+ 9.8%	95.1%	104.4%	+ 9.8%
New Listings	13	7	- 46.2%	13	7	- 46.2%

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

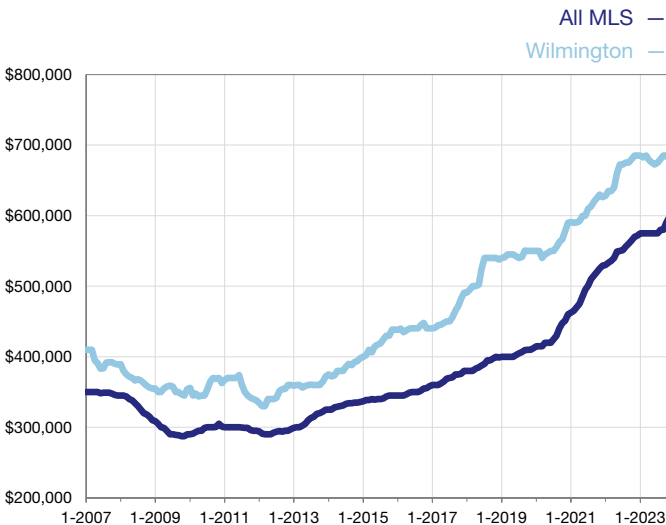
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	1	- 66.7%	3	1	- 66.7%
Closed Sales	2	2	0.0%	2	2	0.0%
Median Sales Price*	\$647,450	\$729,900	+ 12.7%	\$647,450	\$729,900	+ 12.7%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	1.6	0.5	- 68.8%	--	--	--
Cumulative Days on Market Until Sale	15	85	+ 466.7%	15	85	+ 466.7%
Percent of Original List Price Received*	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
New Listings	1	1	0.0%	1	1	0.0%

* 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

