

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilmington

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	17	10	- 41.2%	31	19	- 38.7%
Closed Sales	11	8	- 27.3%	21	20	- 4.8%
Median Sales Price*	\$610,000	\$729,950	+ 19.7%	\$615,000	\$702,450	+ 14.2%
Inventory of Homes for Sale	12	3	- 75.0%	--	--	--
Months Supply of Inventory	0.5	0.2	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	25	30	+ 20.0%	36	29	- 19.4%
Percent of Original List Price Received*	99.0%	97.9%	- 1.1%	97.1%	101.8%	+ 4.8%
New Listings	15	11	- 26.7%	28	18	- 35.7%

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

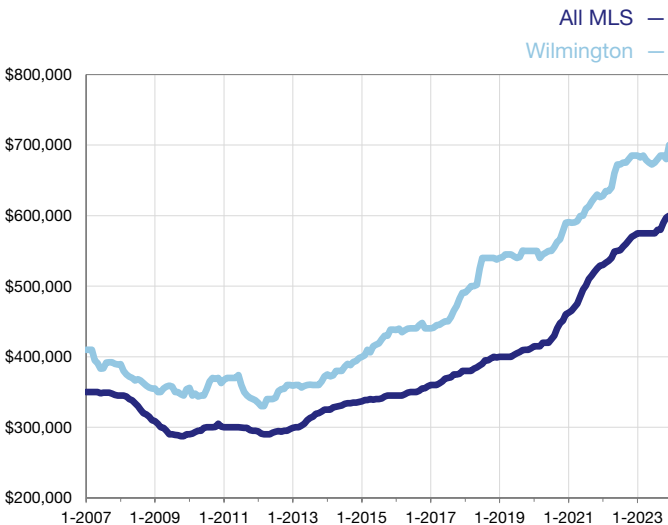
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	0	- 100.0%	7	1	- 85.7%
Closed Sales	2	0	- 100.0%	4	2	- 50.0%
Median Sales Price*	\$637,400	\$0	- 100.0%	\$642,400	\$729,900	+ 13.6%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.1	--	--	--	--
Cumulative Days on Market Until Sale	87	0	- 100.0%	51	85	+ 66.7%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	100.0%	100.0%	0.0%
New Listings	0	1	--	1	2	+ 100.0%

* 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

