

# Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wilmington

### Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	17	14	- 17.6%	48	33	- 31.3%
Closed Sales	15	8	- 46.7%	36	28	- 22.2%
Median Sales Price*	\$650,000	<b>\$825,000</b>	+ 26.9%	\$645,000	<b>\$710,000</b>	+ 10.1%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	0.6	<b>0.5</b>	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	29	<b>21</b>	- 27.6%	33	<b>27</b>	- 18.2%
Percent of Original List Price Received*	105.0%	<b>106.6%</b>	+ 1.5%	100.4%	<b>103.2%</b>	+ 2.8%
New Listings	19	<b>18</b>	- 5.3%	47	<b>36</b>	- 23.4%

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

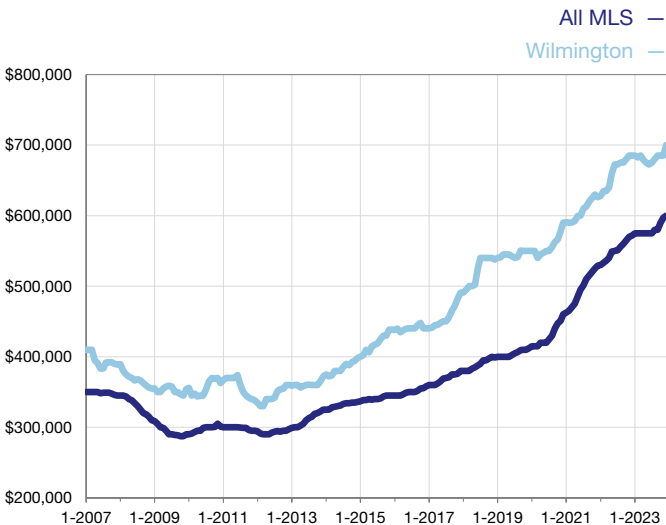
### Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	2	+ 100.0%	8	3	- 62.5%
Closed Sales	1	0	- 100.0%	5	2	- 60.0%
Median Sales Price*	\$639,900	<b>\$0</b>	- 100.0%	\$639,900	<b>\$729,900</b>	+ 14.1%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	<b>1.0</b>	--	--	--	--
Cumulative Days on Market Until Sale	153	<b>0</b>	- 100.0%	71	<b>85</b>	+ 19.7%
Percent of Original List Price Received*	100.0%	<b>0.0%</b>	- 100.0%	100.0%	<b>100.0%</b>	0.0%
New Listings	1	2	+ 100.0%	2	4	+ 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

