

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilmington

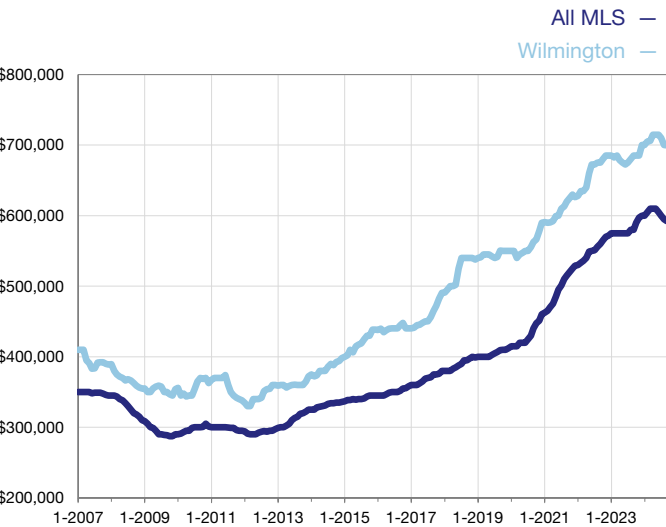
| Single-Family Properties | September | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 10 | 17 | + 70.0% | 146 | 130 | - 11.0% |
| Closed Sales | 11 | 10 | - 9.1% | 147 | 118 | - 19.7% |
| Median Sales Price* | \$700,000 | \$742,500 | + 6.1% | \$700,000 | \$762,500 | + 8.9% |
| Inventory of Homes for Sale | 13 | 14 | + 7.7% | -- | -- | -- |
| Months Supply of Inventory | 0.8 | 1.1 | + 37.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 17 | 27 | + 58.8% | 23 | 22 | - 4.3% |
| Percent of Original List Price Received* | 107.4% | 100.6% | - 6.3% | 104.3% | 105.3% | + 1.0% |
| New Listings | 15 | 22 | + 46.7% | 150 | 144 | - 4.0% |

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

| Condominium Properties | September | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 0 | 1 | -- | 19 | 14 | - 26.3% |
| Closed Sales | 1 | 1 | 0.0% | 18 | 15 | - 16.7% |
| Median Sales Price* | \$654,900 | \$630,000 | - 3.8% | \$647,500 | \$709,900 | + 9.6% |
| Inventory of Homes for Sale | 2 | 2 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 0.7 | 1.1 | + 57.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 29 | 57 | + 96.6% | 37 | 43 | + 16.2% |
| Percent of Original List Price Received* | 100.0% | 96.9% | - 3.1% | 100.9% | 100.8% | - 0.1% |
| New Listings | 1 | 3 | + 200.0% | 17 | 15 | - 11.8% |

* 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

