

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wilmington

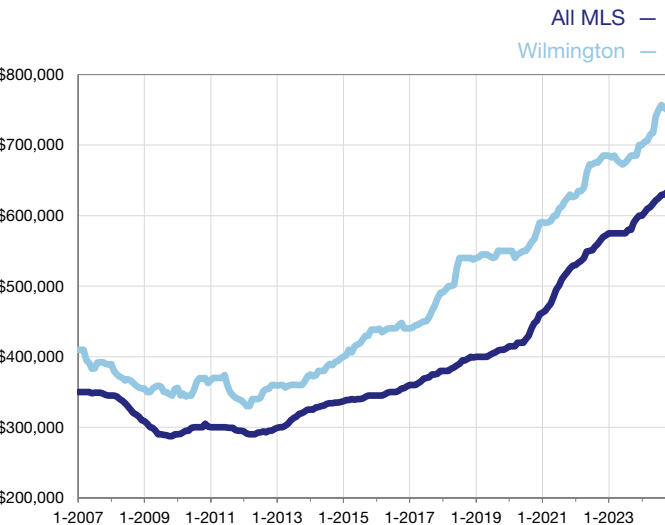
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	20	+ 150.0%	154	149	- 3.2%
Closed Sales	10	21	+ 110.0%	157	139	- 11.5%
Median Sales Price*	\$700,500	\$700,000	- 0.1%	\$700,000	\$757,000	+ 8.1%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	26	25	- 3.8%	24	22	- 8.3%
Percent of Original List Price Received*	102.4%	102.1%	- 0.3%	104.2%	104.8%	+ 0.6%
New Listings	8	16	+ 100.0%	158	160	+ 1.3%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	7	+ 600.0%	20	20	0.0%
Closed Sales	3	0	- 100.0%	21	15	- 28.6%
Median Sales Price*	\$684,000	\$0	- 100.0%	\$650,000	\$709,900	+ 9.2%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.4	2.3	+ 475.0%	--	--	--
Cumulative Days on Market Until Sale	6	0	- 100.0%	32	43	+ 34.4%
Percent of Original List Price Received*	102.0%	0.0%	- 100.0%	101.0%	100.8%	- 0.2%
New Listings	1	10	+ 900.0%	18	25	+ 38.9%

\* 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

