

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilmington

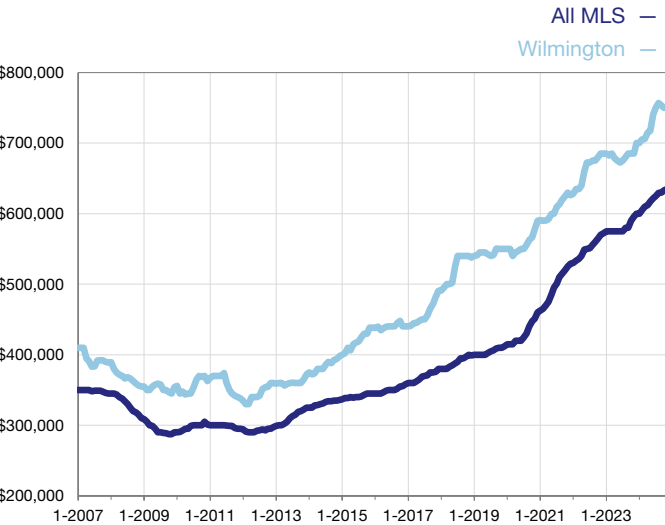
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	15	8	- 46.7%	169	156	- 7.7%
Closed Sales	8	15	+ 87.5%	165	154	- 6.7%
Median Sales Price*	\$772,500	\$615,000	- 20.4%	\$700,200	\$750,000	+ 7.1%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	21	30	+ 42.9%	24	23	- 4.2%
Percent of Original List Price Received*	103.9%	100.1%	- 3.7%	104.2%	104.3%	+ 0.1%
New Listings	16	10	- 37.5%	174	171	- 1.7%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	4	+ 300.0%	21	23	+ 9.5%
Closed Sales	3	0	- 100.0%	24	15	- 37.5%
Median Sales Price*	\$694,900	\$0	- 100.0%	\$654,900	\$709,900	+ 8.4%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.4	2.1	+ 425.0%	--	--	--
Cumulative Days on Market Until Sale	12	0	- 100.0%	30	43	+ 43.3%
Percent of Original List Price Received*	101.6%	0.0%	- 100.0%	101.1%	100.8%	- 0.3%
New Listings	1	5	+ 400.0%	19	30	+ 57.9%

* 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

