

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilmington

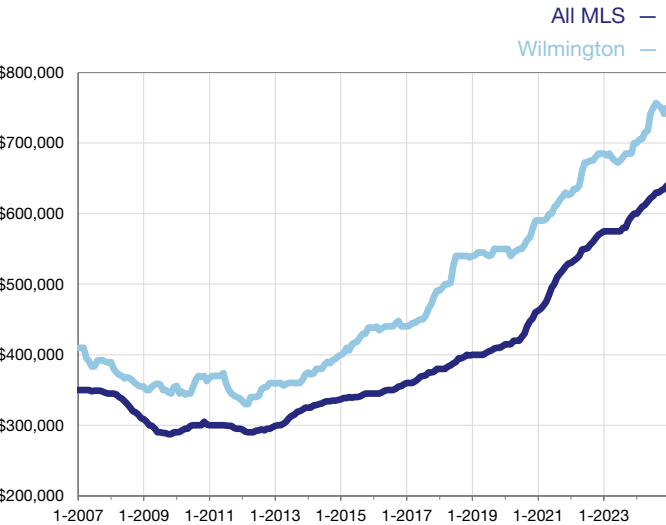
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	9	+ 50.0%	175	164	- 6.3%
Closed Sales	12	9	- 25.0%	177	163	- 7.9%
Median Sales Price*	\$627,000	\$780,000	+ 24.4%	\$700,000	\$750,000	+ 7.1%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	0.5	0.2	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	21	34	+ 61.9%	23	23	0.0%
Percent of Original List Price Received*	99.8%	98.6%	- 1.2%	103.9%	104.0%	+ 0.1%
New Listings	3	1	- 66.7%	177	171	- 3.4%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	4	--	21	27	+ 28.6%
Closed Sales	1	2	+ 100.0%	25	17	- 32.0%
Median Sales Price*	\$704,900	\$534,450	- 24.2%	\$654,900	\$704,900	+ 7.6%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.4	2.0	+ 400.0%	--	--	--
Cumulative Days on Market Until Sale	2	27	+ 1,250.0%	29	41	+ 41.4%
Percent of Original List Price Received*	100.0%	98.1%	- 1.9%	101.1%	100.5%	- 0.6%
New Listings	0	6	--	19	36	+ 89.5%

* 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

