

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilmington

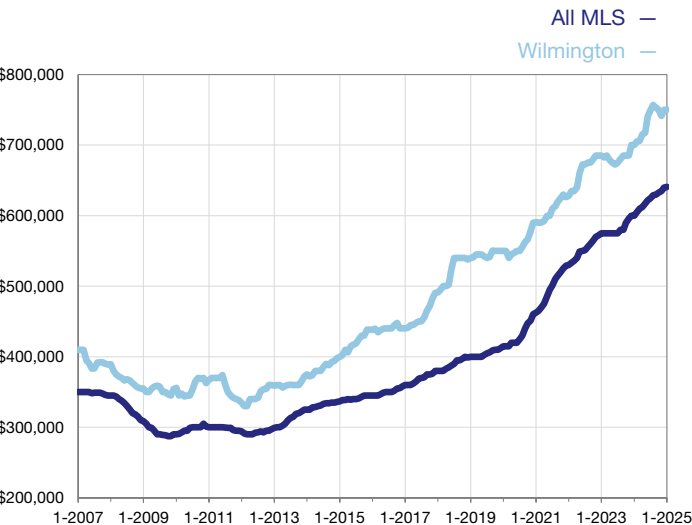
Single-Family Properties				January			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				9	10	+ 11.1%	9	10	+ 11.1%
Closed Sales				12	9	- 25.0%	12	9	- 25.0%
Median Sales Price*				\$699,500	\$700,000	+ 0.1%	\$699,500	\$700,000	+ 0.1%
Inventory of Homes for Sale				5	3	- 40.0%	--	--	--
Months Supply of Inventory				0.4	0.2	- 50.0%	--	--	--
Cumulative Days on Market Until Sale				29	26	- 10.3%	29	26	- 10.3%
Percent of Original List Price Received*				104.4%	102.9%	- 1.4%	104.4%	102.9%	- 1.4%
New Listings				7	9	+ 28.6%	7	9	+ 28.6%

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

Condominium Properties				January			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				1	6	+ 500.0%	1	6	+ 500.0%
Closed Sales				2	10	+ 400.0%	2	10	+ 400.0%
Median Sales Price*				\$729,900	\$655,000	- 10.3%	\$729,900	\$655,000	- 10.3%
Inventory of Homes for Sale				1	4	+ 300.0%	--	--	--
Months Supply of Inventory				0.4	1.7	+ 325.0%	--	--	--
Cumulative Days on Market Until Sale				85	27	- 68.2%	85	27	- 68.2%
Percent of Original List Price Received*				100.0%	100.4%	+ 0.4%	100.0%	100.4%	+ 0.4%
New Listings				1	7	+ 600.0%	1	7	+ 600.0%

* 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

