

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilmington

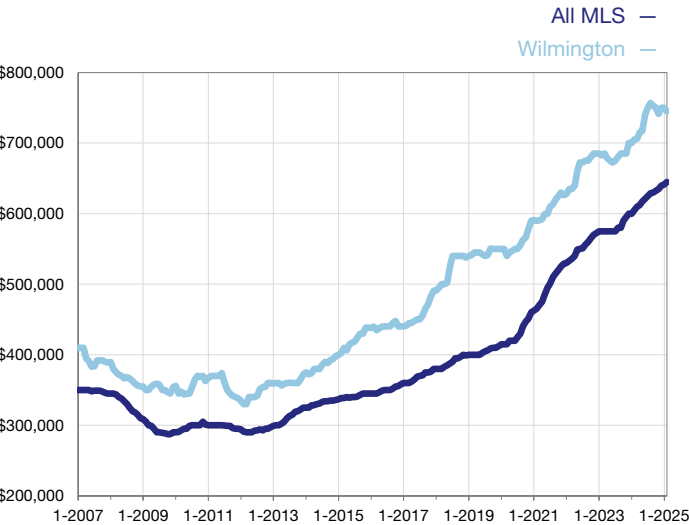
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	10	9	- 10.0%	19	18	- 5.3%
Closed Sales	8	7	- 12.5%	20	16	- 20.0%
Median Sales Price*	\$729,950	\$675,000	- 7.5%	\$702,450	\$682,500	- 2.8%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	30	26	- 13.3%	29	26	- 10.3%
Percent of Original List Price Received*	97.9%	105.6%	+ 7.9%	101.8%	104.1%	+ 2.3%
New Listings	10	13	+ 30.0%	17	22	+ 29.4%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	1	--	1	7	+ 600.0%
Closed Sales	0	2	--	2	12	+ 500.0%
Median Sales Price*	\$0	\$568,250	--	\$729,900	\$655,000	- 10.3%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	1.1	2.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	18	--	85	25	- 70.6%
Percent of Original List Price Received*	0.0%	100.1%	--	100.0%	100.3%	+ 0.3%
New Listings	1	6	+ 500.0%	2	11	+ 450.0%

* 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

