

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wilmington

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	9	11	+ 22.2%	163	164	+ 0.6%
Closed Sales	10	19	+ 90.0%	164	162	- 1.2%
Median Sales Price*	\$756,000	<b>\$787,500</b>	+ 4.2%	\$750,000	<b>\$765,000</b>	+ 2.0%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	0.4	<b>0.4</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	31	<b>36</b>	+ 16.1%	23	<b>24</b>	+ 4.3%
Percent of Original List Price Received*	98.5%	<b>97.8%</b>	- 0.7%	104.0%	<b>102.1%</b>	- 1.8%
New Listings	1	<b>3</b>	+ 200.0%	171	<b>177</b>	+ 3.5%

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

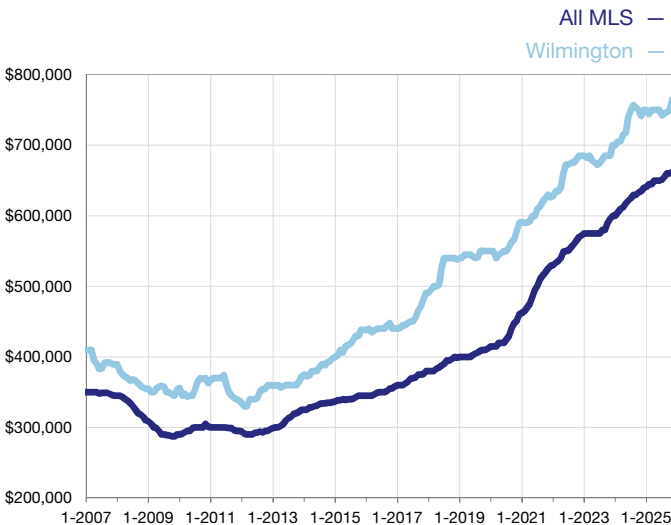
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	1	- 66.7%	26	32	+ 23.1%
Closed Sales	2	0	- 100.0%	17	42	+ 147.1%
Median Sales Price*	\$534,450	<b>\$0</b>	- 100.0%	\$704,900	<b>\$635,000</b>	- 9.9%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	2.1	<b>2.8</b>	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	27	0	- 100.0%	41	28	- 31.7%
Percent of Original List Price Received*	98.1%	<b>0.0%</b>	- 100.0%	100.5%	<b>100.2%</b>	- 0.3%
New Listings	6	5	- 16.7%	35	73	+ 108.6%

\* 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

