

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilmington

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	12	+ 50.0%	17	15	- 11.8%
Closed Sales	7	4	- 42.9%	16	13	- 18.8%
Median Sales Price*	\$675,000	\$700,000	+ 3.7%	\$682,500	\$723,000	+ 5.9%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	0.7	0.4	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	26	37	+ 42.3%	26	29	+ 11.5%
Percent of Original List Price Received*	105.6%	97.7%	- 7.5%	104.1%	99.8%	- 4.1%
New Listings	13	9	- 30.8%	22	13	- 40.9%

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

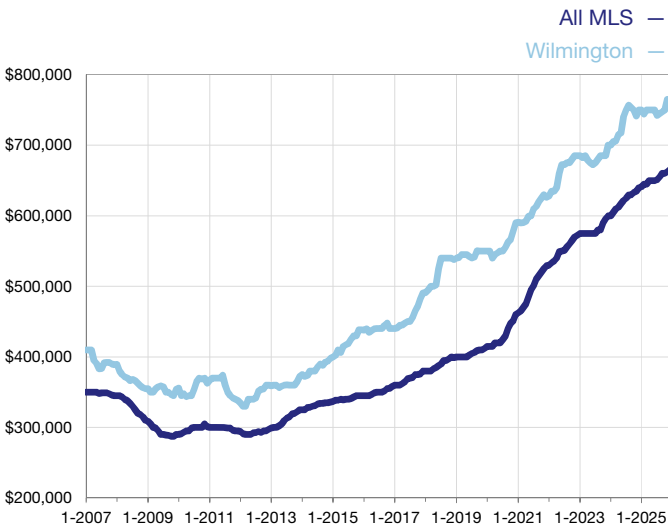
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	0	- 100.0%	7	2	- 71.4%
Closed Sales	3	0	- 100.0%	13	2	- 84.6%
Median Sales Price*	\$554,000	\$0	- 100.0%	\$655,000	\$642,250	- 1.9%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	2.5	2.2	- 12.0%	--	--	--
Cumulative Days on Market Until Sale	15	0	- 100.0%	24	34	+ 41.7%
Percent of Original List Price Received*	99.5%	0.0%	- 100.0%	100.2%	99.7%	- 0.5%
New Listings	6	5	- 16.7%	11	10	- 9.1%

* 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

