

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilmington

Single-Family Properties

| Key Metrics | March | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 15 | 12 | - 20.0% | 32 | 24 | - 25.0% |
| Closed Sales | 11 | 7 | - 36.4% | 27 | 20 | - 25.9% |
| Median Sales Price* | \$905,000 | \$795,000 | - 12.2% | \$710,000 | \$740,000 | + 4.2% |
| Inventory of Homes for Sale | 9 | 7 | - 22.2% | -- | -- | -- |
| Months Supply of Inventory | 0.7 | 0.5 | - 28.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 26 | 64 | + 146.2% | 26 | 41 | + 57.7% |
| Percent of Original List Price Received* | 105.2% | 102.0% | - 3.0% | 104.5% | 100.6% | - 3.7% |
| New Listings | 14 | 11 | - 21.4% | 36 | 24 | - 33.3% |

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

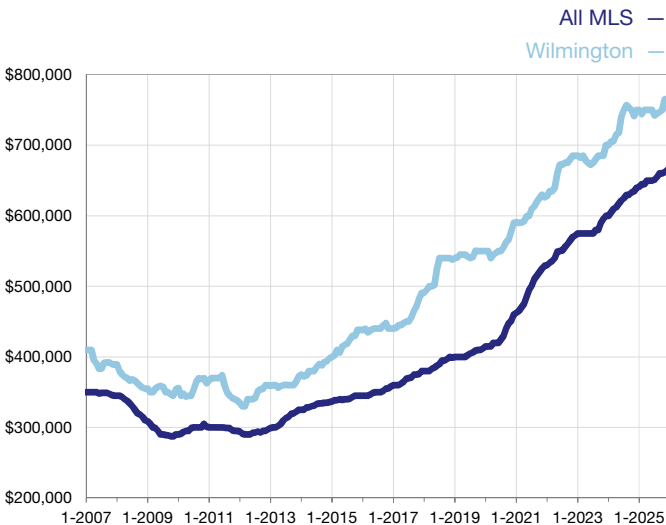
Condominium Properties

| Key Metrics | March | | | Year to Date | | |
|--|-----------|-------------|----------|--------------|------------------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 4 | 1 | - 75.0% | 11 | 3 | - 72.7% |
| Closed Sales | 6 | 0 | - 100.0% | 19 | 2 | - 89.5% |
| Median Sales Price* | \$592,000 | \$0 | - 100.0% | \$650,000 | \$642,250 | - 1.2% |
| Inventory of Homes for Sale | 8 | 8 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 2.4 | 2.8 | + 16.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 24 | 0 | - 100.0% | 24 | 34 | + 41.7% |
| Percent of Original List Price Received* | 100.0% | 0.0% | - 100.0% | 100.1% | 99.7% | - 0.4% |
| New Listings | 6 | 4 | - 33.3% | 17 | 13 | - 23.5% |

* 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

