

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilmington

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	13	19	+ 46.2%	45	42	- 6.7%
Closed Sales	12	12	0.0%	39	32	- 17.9%
Median Sales Price*	\$780,500	\$730,000	- 6.5%	\$745,000	\$740,000	- 0.7%
Inventory of Homes for Sale	16	19	+ 18.8%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	15	40	+ 166.7%	23	41	+ 78.3%
Percent of Original List Price Received*	103.6%	102.4%	- 1.2%	104.3%	101.3%	- 2.9%
New Listings	21	30	+ 42.9%	57	54	- 5.3%

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

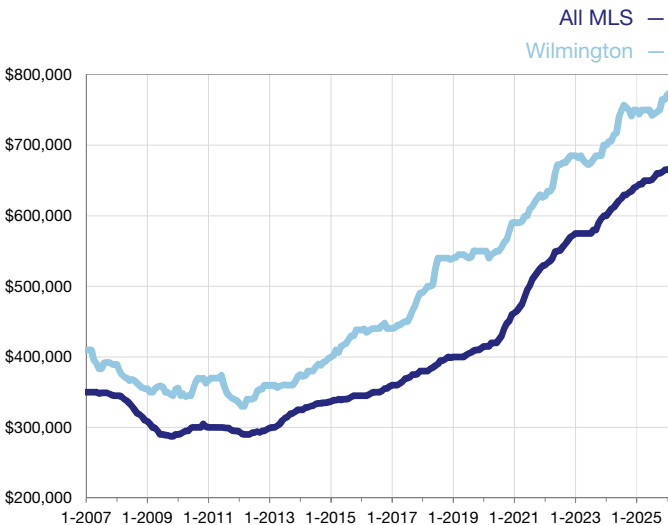
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	3	--	11	5	- 54.5%
Closed Sales	3	0	- 100.0%	22	2	- 90.9%
Median Sales Price*	\$615,000	\$0	- 100.0%	\$647,500	\$642,250	- 0.8%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	2.3	2.9	+ 26.1%	--	--	--
Cumulative Days on Market Until Sale	27	0	- 100.0%	24	34	+ 41.7%
Percent of Original List Price Received*	100.2%	0.0%	- 100.0%	100.1%	99.7%	- 0.4%
New Listings	6	10	+ 66.7%	23	22	- 4.3%

* 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

