

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilmington

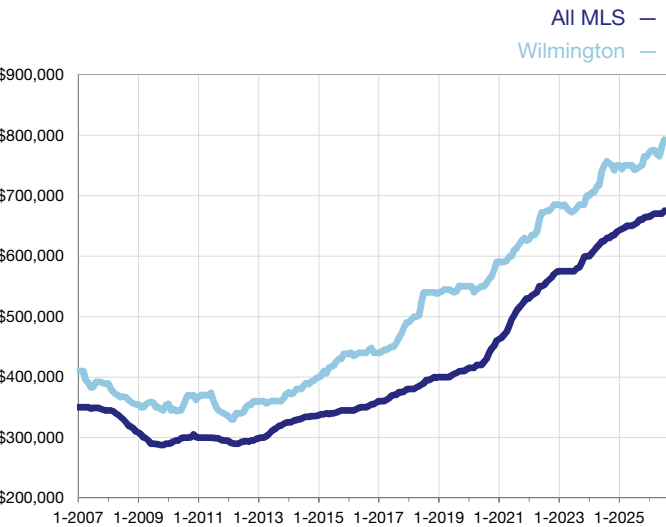
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	23	+ 283.3%	112	132	+ 17.9%
Closed Sales	17	16	- 5.9%	113	120	+ 6.2%
Median Sales Price*	\$795,000	\$830,000	+ 4.4%	\$765,000	\$795,000	+ 3.9%
Inventory of Homes for Sale	11	17	+ 54.5%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	30	34	+ 13.3%	22	28	+ 27.3%
Percent of Original List Price Received*	99.1%	98.2%	- 0.9%	103.0%	103.0%	0.0%
New Listings	7	21	+ 200.0%	123	149	+ 21.1%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	3	+ 50.0%	29	20	- 31.0%
Closed Sales	3	3	0.0%	35	16	- 54.3%
Median Sales Price*	\$625,000	\$575,000	- 8.0%	\$649,500	\$643,750	- 0.9%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	1.4	2.9	+ 107.1%	--	--	--
Cumulative Days on Market Until Sale	5	43	+ 760.0%	26	37	+ 42.3%
Percent of Original List Price Received*	100.0%	98.4%	- 1.6%	100.3%	99.3%	- 1.0%
New Listings	4	7	+ 75.0%	51	55	+ 7.8%

* 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

