

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wilmington

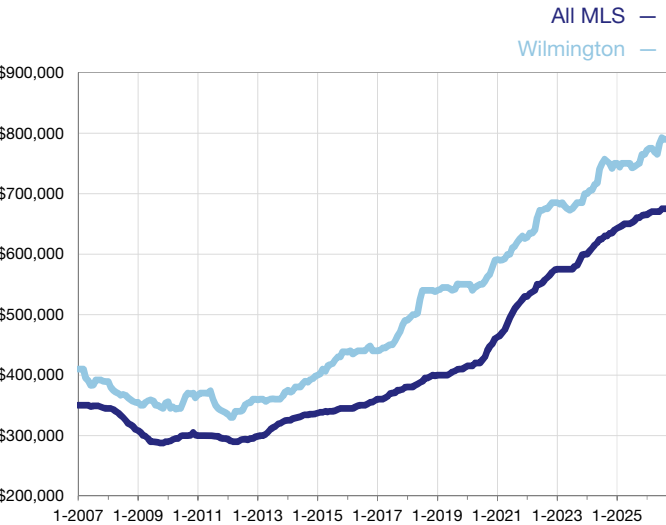
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	12	13	+ 8.3%	124	141	+ 13.7%
Closed Sales	9	12	+ 33.3%	122	132	+ 8.2%
Median Sales Price*	\$820,000	\$852,500	+ 4.0%	\$765,000	\$795,000	+ 3.9%
Inventory of Homes for Sale	16	31	+ 93.8%	--	--	--
Months Supply of Inventory	1.2	2.1	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	38	25	- 34.2%	23	28	+ 21.7%
Percent of Original List Price Received*	100.5%	103.0%	+ 2.5%	102.8%	103.0%	+ 0.2%
New Listings	18	27	+ 50.0%	141	173	+ 22.7%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	30	22	- 26.7%
Closed Sales	3	3	0.0%	38	19	- 50.0%
Median Sales Price*	\$449,900	\$642,500	+ 42.8%	\$642,500	\$642,500	0.0%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
Months Supply of Inventory	2.6	4.5	+ 73.1%	--	--	--
Cumulative Days on Market Until Sale	43	28	- 34.9%	28	35	+ 25.0%
Percent of Original List Price Received*	99.4%	98.4%	- 1.0%	100.3%	99.2%	- 1.1%
New Listings	6	9	+ 50.0%	57	62	+ 8.8%

* 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

