Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Wilmington

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	14	**18**	+ 28.6%	138	**158**	+ 14.5%
Closed Sales	9	**21**	+ 133.3%	131	**153**	+ 16.8%
Median Sales Price*	$780,000	**$800,000**	+ 2.6%	$765,000	**$797,000**	+ 4.2%
Inventory of Homes for Sale	25	**28**	+ 12.0%	--	--	--
Months Supply of Inventory	1.9	**1.8**	- 5.3%	--	--	--
Cumulative Days on Market Until Sale	29	**34**	+ 17.2%	23	**29**	+ 26.1%
Percent of Original List Price Received*	100.5%	**98.5%**	- 2.0%	102.6%	**102.4%**	- 0.2%
New Listings	24	**19**	- 20.8%	165	**192**	+ 16.4%

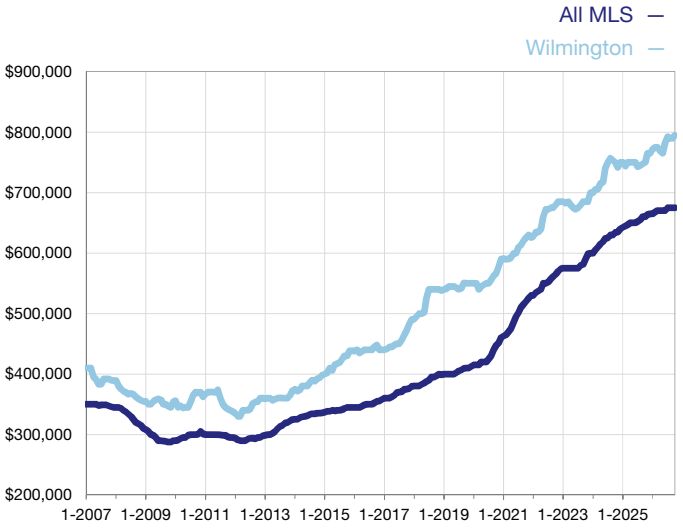
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

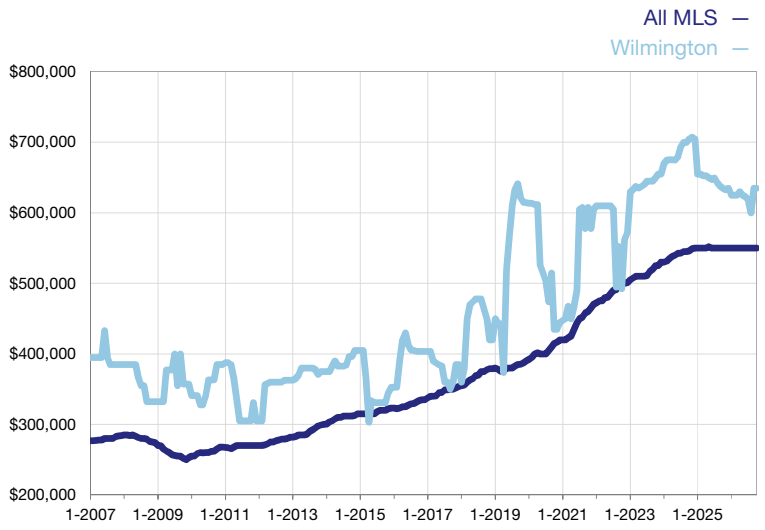
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**3**	+ 200.0%	31	**24**	- 22.6%
Closed Sales	3	**3**	0.0%	41	**22**	- 46.3%
Median Sales Price*	$618,972	**$510,000**	- 17.6%	$635,000	**$638,750**	+ 0.6%
Inventory of Homes for Sale	9	**12**	+ 33.3%	--	--	--
Months Supply of Inventory	2.6	**4.0**	+ 53.8%	--	--	--
Cumulative Days on Market Until Sale	28	**116**	+ 314.3%	28	**46**	+ 64.3%
Percent of Original List Price Received*	100.3%	**97.0%**	- 3.3%	100.3%	**98.9%**	- 1.4%
New Listings	6	**7**	+ 16.7%	63	**69**	+ 9.5%

* 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



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