

# Local Market Update – December 2022

A Research Tool Provided by Cape Fear REALTORS®



## ZIP Code 28411

Wilmington

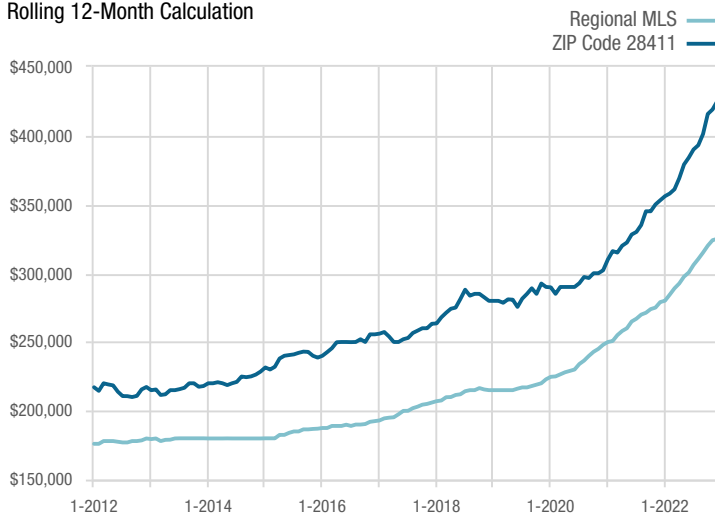
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	31	42	+ 35.5%	910	747	- 17.9%
Pending Sales	35	42	+ 20.0%	915	651	- 28.9%
Closed Sales	81	45	- 44.4%	955	649	- 32.0%
Days on Market Until Sale	24	22	- 8.3%	25	15	- 40.0%
Median Sales Price*	\$400,000	<b>\$484,000</b>	+ 21.0%	\$353,000	<b>\$425,000</b>	+ 20.4%
Average Sales Price*	\$422,155	<b>\$556,862</b>	+ 31.9%	\$447,137	<b>\$543,202</b>	+ 21.5%
Percent of List Price Received*	100.1%	<b>99.9%</b>	- 0.2%	100.5%	<b>101.5%</b>	+ 1.0%
Inventory of Homes for Sale	43	71	+ 65.1%	—	—	—
Months Supply of Inventory	0.6	1.3	+ 116.7%	—	—	—

Townhouse/Condo	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	0	2	—	65	41	- 36.9%
Pending Sales	0	1	—	67	35	- 47.8%
Closed Sales	5	2	- 60.0%	66	52	- 21.2%
Days on Market Until Sale	46	9	- 80.4%	31	20	- 35.5%
Median Sales Price*	\$301,590	<b>\$334,900</b>	+ 11.0%	\$300,045	<b>\$313,750</b>	+ 4.6%
Average Sales Price*	\$282,466	<b>\$334,900</b>	+ 18.6%	\$307,122	<b>\$362,169</b>	+ 17.9%
Percent of List Price Received*	98.4%	<b>100.0%</b>	+ 1.6%	100.2%	<b>100.5%</b>	+ 0.3%
Inventory of Homes for Sale	1	6	+ 500.0%	—	—	—
Months Supply of Inventory	0.2	1.9	+ 850.0%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

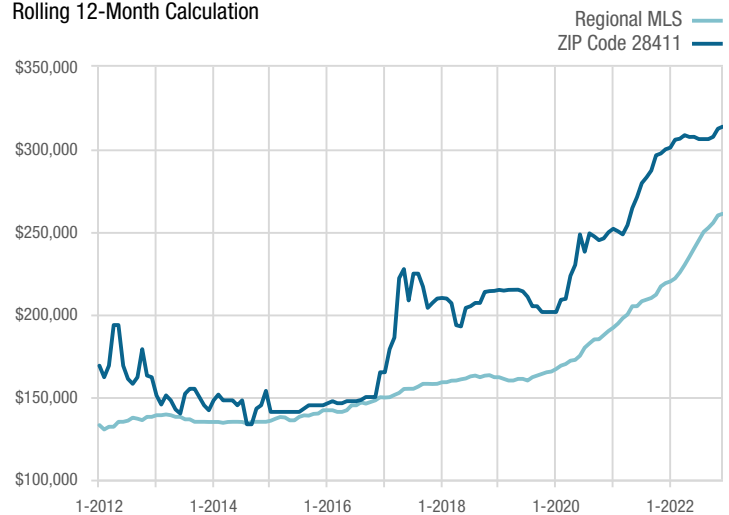
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.