

Local Market Update – June 2023

A Research Tool Provided by Cape Fear REALTORS®



ZIP Code 28411

Wilmington

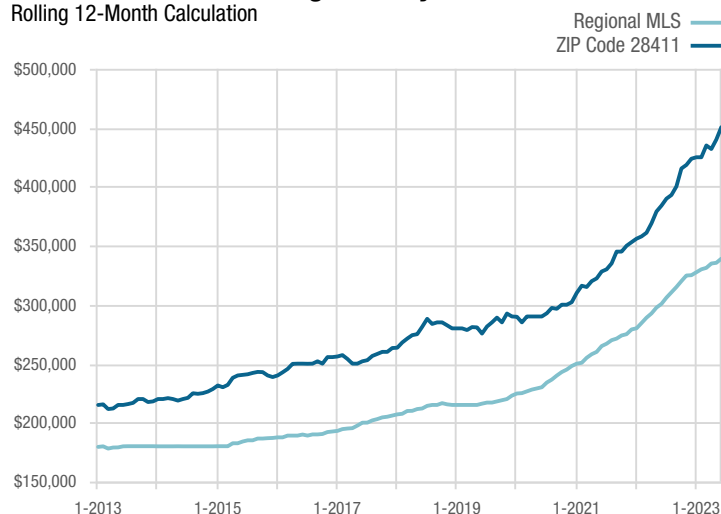
Single Family	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	67	55	- 17.9%	407	346	- 15.0%
Pending Sales	51	56	+ 9.8%	376	331	- 12.0%
Closed Sales	73	51	- 30.1%	350	319	- 8.9%
Days on Market Until Sale	10	32	+ 220.0%	15	30	+ 100.0%
Median Sales Price*	\$410,000	\$545,000	+ 32.9%	\$416,750	\$485,000	+ 16.4%
Average Sales Price*	\$466,951	\$616,033	+ 31.9%	\$561,579	\$575,218	+ 2.4%
Percent of List Price Received*	102.8%	100.2%	- 2.5%	102.5%	99.8%	- 2.6%
Inventory of Homes for Sale	60	57	- 5.0%	—	—	—
Months Supply of Inventory	0.9	1.1	+ 22.2%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	4	3	- 25.0%	21	26	+ 23.8%
Pending Sales	2	2	0.0%	17	24	+ 41.2%
Closed Sales	5	2	- 60.0%	33	17	- 48.5%
Days on Market Until Sale	18	6	- 66.7%	23	49	+ 113.0%
Median Sales Price*	\$307,590	\$471,500	+ 53.3%	\$308,590	\$355,000	+ 15.0%
Average Sales Price*	\$436,832	\$471,500	+ 7.9%	\$347,463	\$350,659	+ 0.9%
Percent of List Price Received*	99.1%	99.3%	+ 0.2%	100.6%	97.9%	- 2.7%
Inventory of Homes for Sale	4	7	+ 75.0%	—	—	—
Months Supply of Inventory	0.7	2.0	+ 185.7%	—	—	—

* 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.

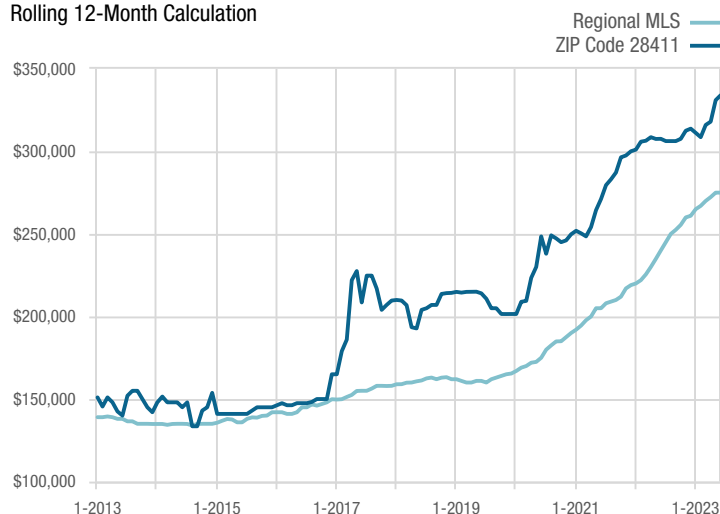
Median Sales Price - Single Family

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.