

Local Market Update – June 2023

A Research Tool Provided by Cape Fear REALTORS®



City of Wilmington

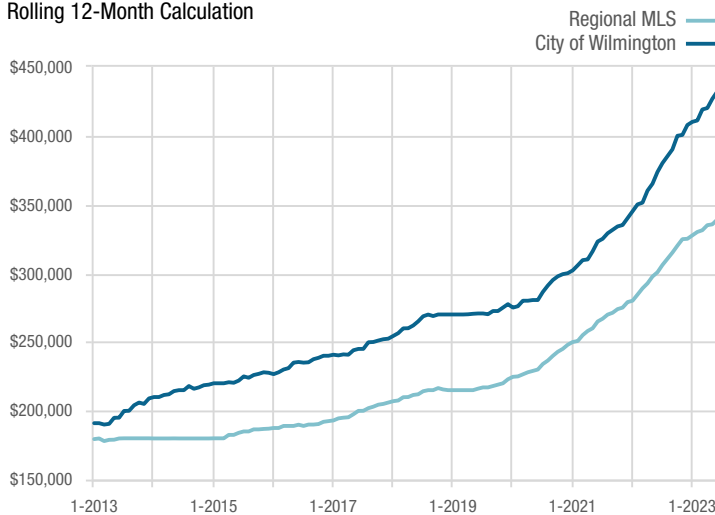
Single Family	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	392	306	- 21.9%	1,994	1,620	- 18.8%
Pending Sales	275	265	- 3.6%	1,814	1,493	- 17.7%
Closed Sales	306	258	- 15.7%	1,710	1,353	- 20.9%
Days on Market Until Sale	13	27	+ 107.7%	20	33	+ 65.0%
Median Sales Price*	\$415,000	\$485,000	+ 16.9%	\$397,883	\$449,015	+ 12.9%
Average Sales Price*	\$521,931	\$589,194	+ 12.9%	\$503,842	\$533,416	+ 5.9%
Percent of List Price Received*	102.3%	99.8%	- 2.4%	101.8%	99.4%	- 2.4%
Inventory of Homes for Sale	351	318	- 9.4%	—	—	—
Months Supply of Inventory	1.2	1.4	+ 16.7%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	95	95	0.0%	473	380	- 19.7%
Pending Sales	63	69	+ 9.5%	424	352	- 17.0%
Closed Sales	79	54	- 31.6%	429	305	- 28.9%
Days on Market Until Sale	13	16	+ 23.1%	15	24	+ 60.0%
Median Sales Price*	\$312,000	\$290,000	- 7.1%	\$258,000	\$315,000	+ 22.1%
Average Sales Price*	\$362,740	\$321,522	- 11.4%	\$300,357	\$331,971	+ 10.5%
Percent of List Price Received*	101.8%	100.0%	- 1.8%	101.9%	99.4%	- 2.5%
Inventory of Homes for Sale	80	74	- 7.5%	—	—	—
Months Supply of Inventory	1.1	1.3	+ 18.2%	—	—	—

* 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.

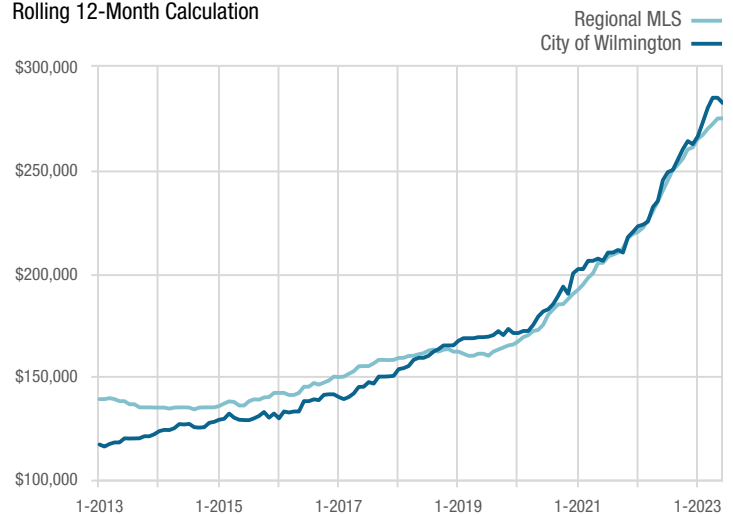
Median Sales Price - Single Family

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.