

Local Market Update – November 2023

A Research Tool Provided by Cape Fear REALTORS®



City of Wilmington

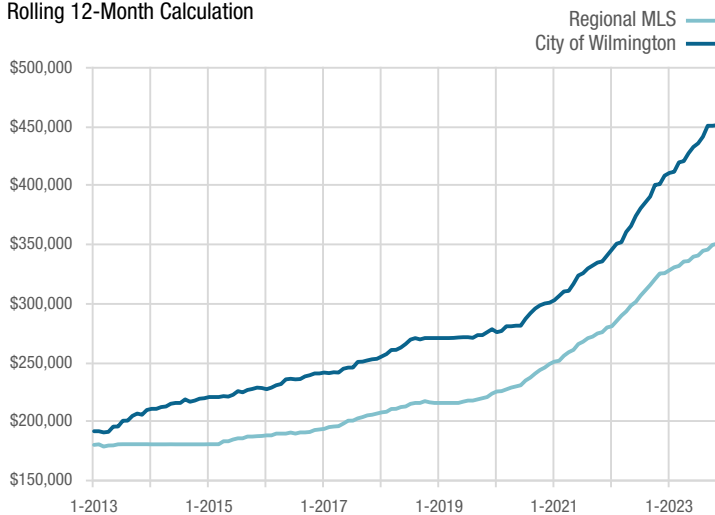
Single Family	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	219	213	- 2.7%	3,369	2,866	- 14.9%
Pending Sales	178	163	- 8.4%	2,953	2,436	- 17.5%
Closed Sales	243	188	- 22.6%	3,054	2,426	- 20.6%
Days on Market Until Sale	22	33	+ 50.0%	19	32	+ 68.4%
Median Sales Price*	\$442,000	\$445,000	+ 0.7%	\$405,200	\$455,000	+ 12.3%
Average Sales Price*	\$510,874	\$532,516	+ 4.2%	\$511,675	\$555,203	+ 8.5%
Percent of List Price Received*	98.8%	98.7%	- 0.1%	101.0%	99.3%	- 1.7%
Inventory of Homes for Sale	414	449	+ 8.5%	—	—	—
Months Supply of Inventory	1.6	2.1	+ 31.3%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	45	88	+ 95.6%	837	790	- 5.6%
Pending Sales	51	55	+ 7.8%	743	664	- 10.6%
Closed Sales	56	54	- 3.6%	777	621	- 20.1%
Days on Market Until Sale	29	31	+ 6.9%	17	23	+ 35.3%
Median Sales Price*	\$303,500	\$316,500	+ 4.3%	\$264,000	\$315,000	+ 19.3%
Average Sales Price*	\$364,260	\$320,494	- 12.0%	\$305,902	\$331,449	+ 8.4%
Percent of List Price Received*	98.1%	99.4%	+ 1.3%	100.9%	99.4%	- 1.5%
Inventory of Homes for Sale	80	146	+ 82.5%	—	—	—
Months Supply of Inventory	1.2	2.5	+ 108.3%	—	—	—

* 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.

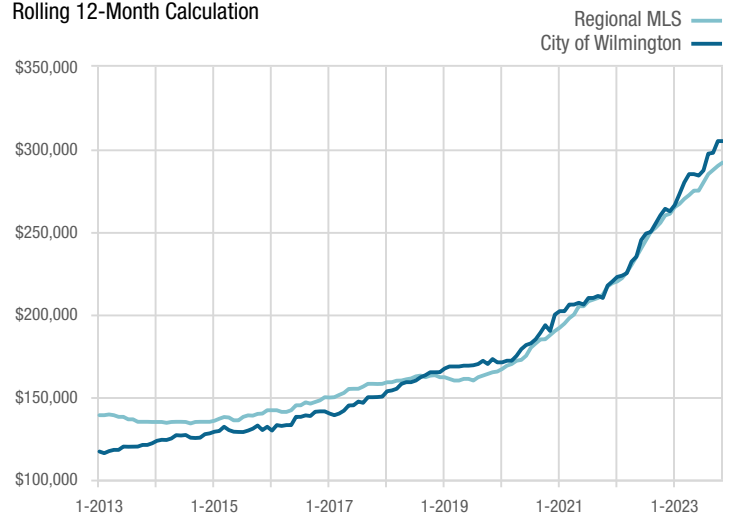
Median Sales Price - Single Family

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.