

Local Market Update – December 2023

A Research Tool Provided by Cape Fear REALTORS®



ZIP Code 28411

Wilmington

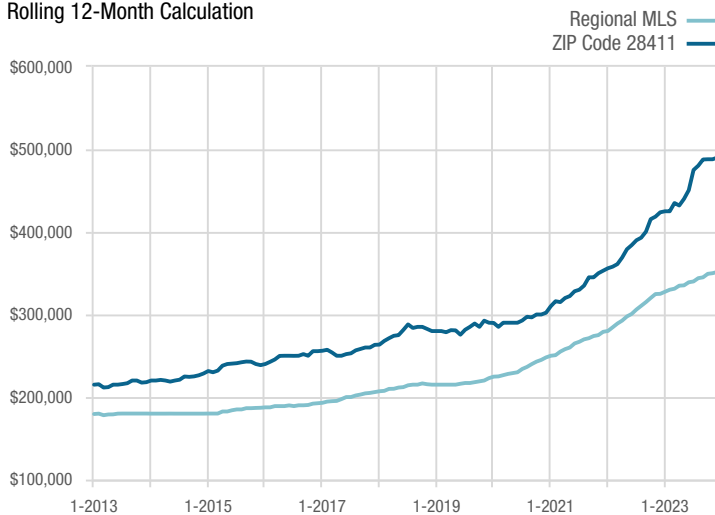
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	42	49	+ 16.7%	748	683	- 8.7%
Pending Sales	42	39	- 7.1%	650	582	- 10.5%
Closed Sales	45	44	- 2.2%	650	599	- 7.8%
Days on Market Until Sale	22	28	+ 27.3%	15	29	+ 93.3%
Median Sales Price*	\$484,000	\$476,650	- 1.5%	\$423,750	\$490,000	+ 15.6%
Average Sales Price*	\$556,426	\$567,750	+ 2.0%	\$542,767	\$636,189	+ 17.2%
Percent of List Price Received*	99.8%	97.9%	- 1.9%	101.5%	99.4%	- 2.1%
Inventory of Homes for Sale	80	81	+ 1.3%	—	—	—
Months Supply of Inventory	1.5	1.7	+ 13.3%	—	—	—

Townhouse/Condo	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	2	2	0.0%	41	43	+ 4.9%
Pending Sales	1	1	0.0%	35	40	+ 14.3%
Closed Sales	2	3	+ 50.0%	52	29	- 44.2%
Days on Market Until Sale	9	148	+ 1,544.4%	20	58	+ 190.0%
Median Sales Price*	\$334,900	\$422,000	+ 26.0%	\$313,750	\$347,000	+ 10.6%
Average Sales Price*	\$334,900	\$405,908	+ 21.2%	\$362,169	\$347,628	- 4.0%
Percent of List Price Received*	100.0%	99.7%	- 0.3%	100.5%	98.2%	- 2.3%
Inventory of Homes for Sale	6	8	+ 33.3%	—	—	—
Months Supply of Inventory	1.9	2.4	+ 26.3%	—	—	—

* 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.

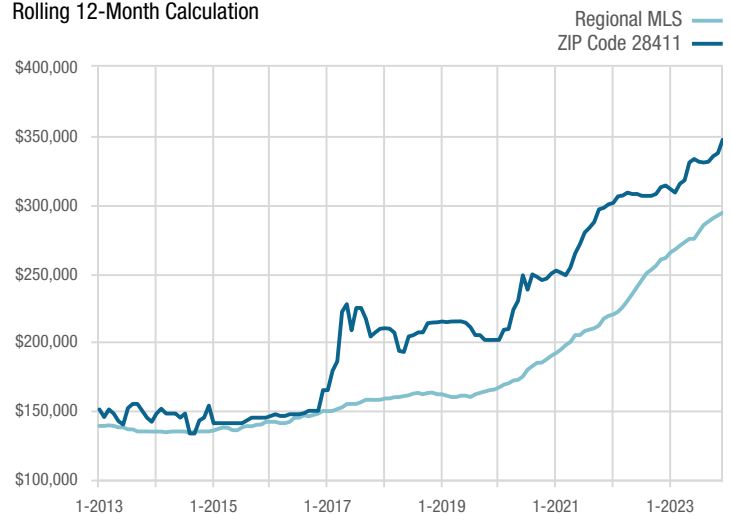
Median Sales Price - Single Family

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.