

Wilmington 01887

ZIP code · MA · Massachusetts › Middlesex County › Wilmington

BALANCED MARKET

\$773K

MEDIAN SALE PRICE

+2.9%

1-YR CHANGE

205

SALES (12 MO)

\$728K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



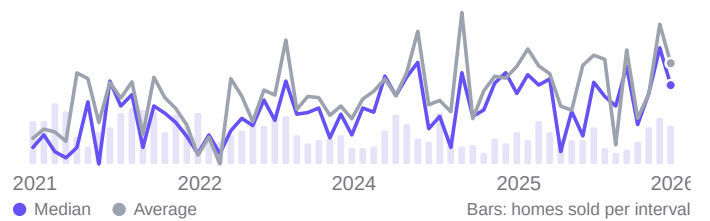
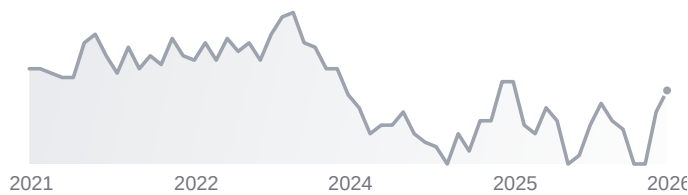
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$750K · Average \$803K

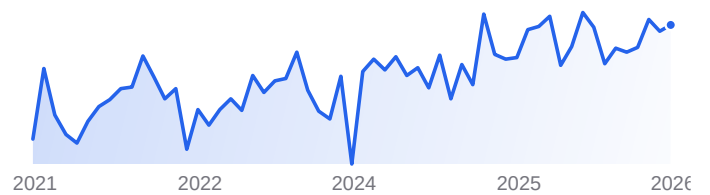
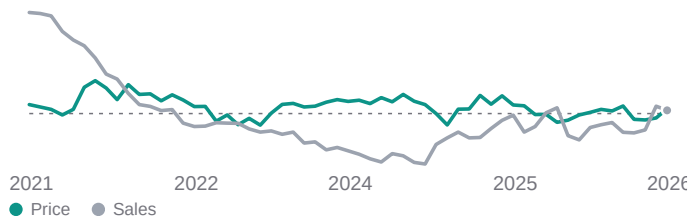


Growth (year over year)

Price +2.9% · Sales +2.0%

Price per square foot

\$493/ft²

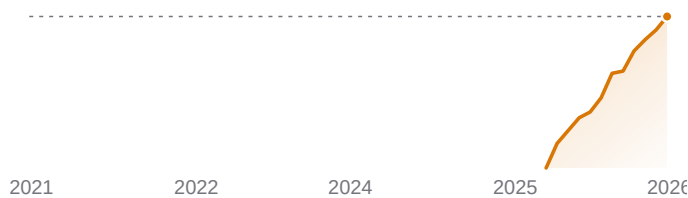


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

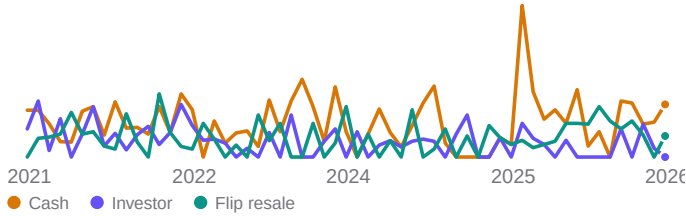
2.8%



BUYERS & OUTCOMES

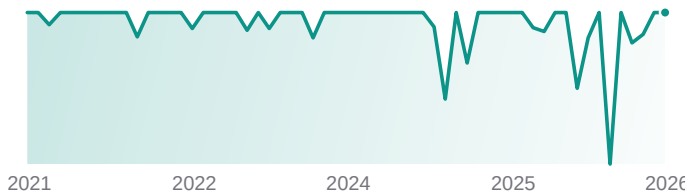
Buyer mix

Cash 21% · Investor 0% · Flip resale 8.3%



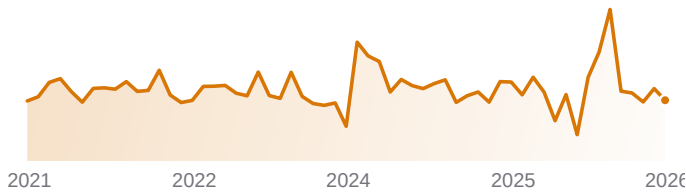
Sellers who sold at a gain

100%

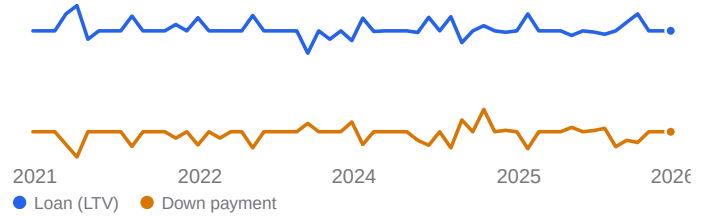


Median annualized return at resale

+4.4%

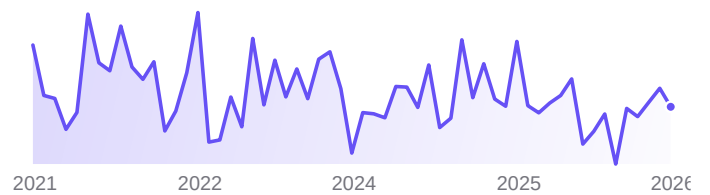


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



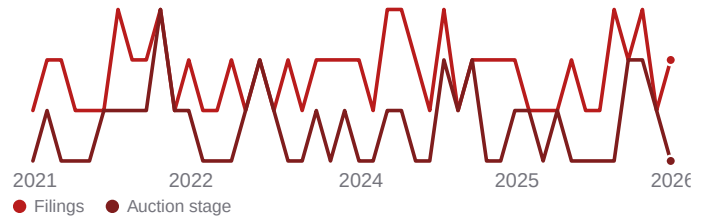
Typical hold before selling

9.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	7,448
Median value (AVM)	\$728K
Median size	1,644 ft²
Median bedrooms	3
Median year built	1971
Single family	96%
Condos	2.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.3%
Owner occupied	94%
Company owned	19%
Median loan-to-value	45%

Typical ownership tenure

18.3 yrs

COMMUNITY

Population	23,780
Density	1,404 / mi²
Median household income	\$153K
Average household income	\$161K
Crime index (US avg 100)	55
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	86
Homes occupied	98%
Bachelor's or higher	32%
Poverty rate	2.6%
Unemployment	1.3%
Average temp	49°F
Annual precip	47 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.