

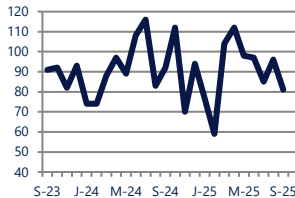
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CITY OF WILMINGTON HOUSING MARKET** SEPTEMBER 2025

Zip Code(s): 19805, 19802, 19801 and 19806

## Units Sold

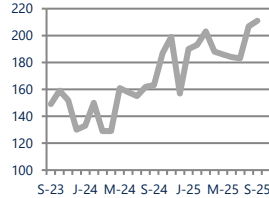
81



**Down -12%**  
Vs. Year Ago

## Active Inventory

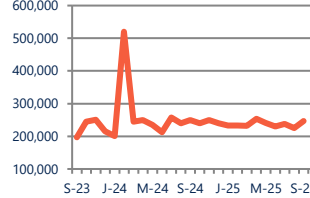
211



**Up 29%**  
Vs. Year Ago

## Median Sale Price

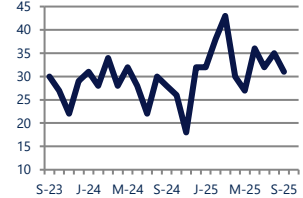
\$247,000



**Down -1%**  
Vs. Year Ago

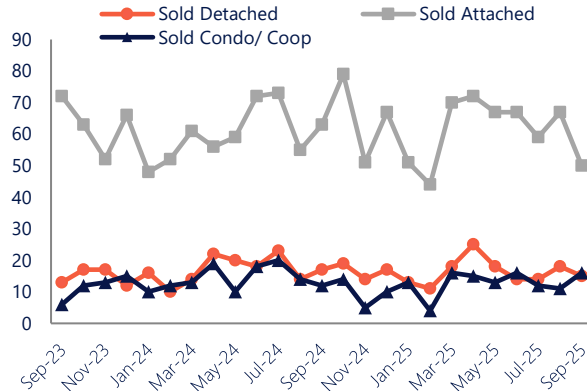
## Days On Market

31



**Up 11%**  
Vs. Year Ago

## Units Sold\*



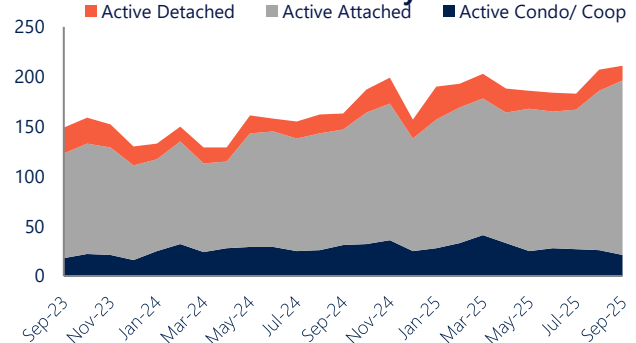
## Units Sold

There was a decrease in total units sold in September, with 81 sold this month in City of Wilmington versus 96 last month, a decrease of 16%. This month's total units sold was lower than at this time last year, a decrease of 12% versus September 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 48 units or 29%. The total number of active inventory this September was 211 compared to 163 in September 2024. This month's total of 211 is higher than the previous month's total supply of available inventory of 207, an increase of 2%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last September, the median sale price for City of Wilmington Homes was \$250,000. This September, the median sale price was \$247,000, a decrease of 1% or \$3,000 compared to last year. The current median sold price is 10% higher than in August.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

City of Wilmington are defined as properties listed in zip code/s 19805, 19802, 19801 and 19806.

\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

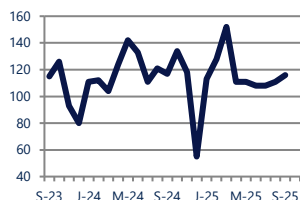
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CITY OF WILMINGTON HOUSING MARKET** SEPTEMBER 2025

Zip Code(s): 19805, 19802, 19801 and 19806

## New Listings

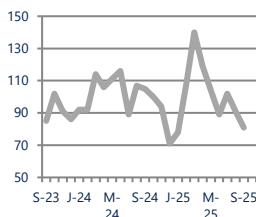
116



**Down -1%**  
Vs. Year Ago

## Current Contracts

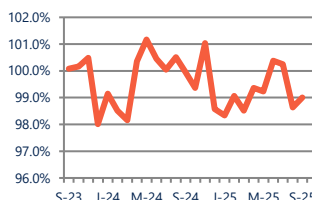
81



**Down -23%**  
Vs. Year Ago

## Sold Vs. List Price

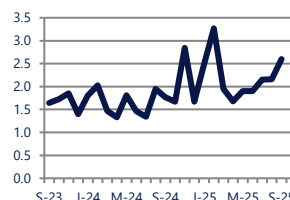
99.0%



**Down -1%**  
Vs. Year Ago

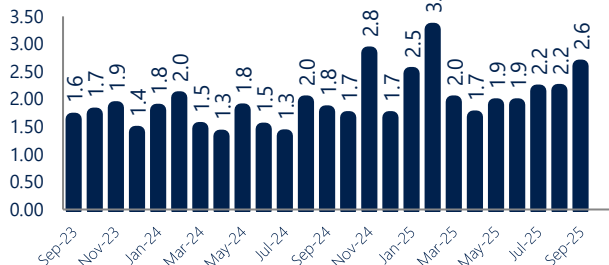
## Months of Supply

2.6



**Up 47%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

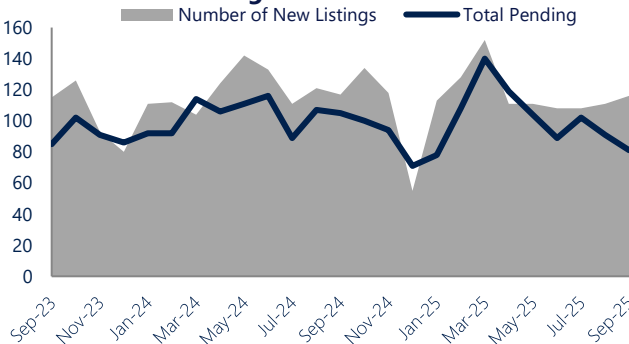
In September, there was 2.6 months of supply available in City of Wilmington, compared to 1.8 in September 2024. That is an increase of 47% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

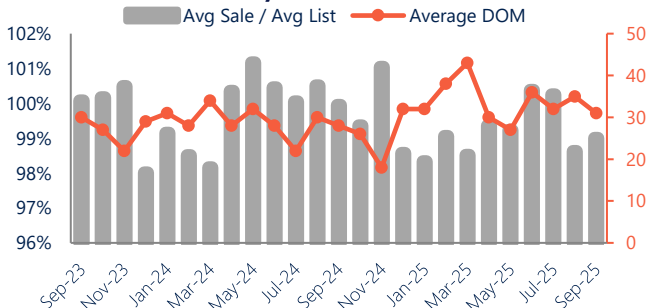
## New Listings & Current Contracts

This month there were 116 homes newly listed for sale in City of Wilmington compared to 117 in September 2024, a decrease of 1%. There were 81 current contracts pending sale this September compared to 105 a year ago. The number of current contracts is 23% lower than last September.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In September, the average sale price in City of Wilmington was 99.0% of the average list price, which is 1.0% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 31, higher than the average last year, which was 28, an increase of 11%.

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