

Local Market Update – May 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wellesley

Single-Family Properties

Key Metrics	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	42	36	- 14.3%	168	156	- 7.1%
Closed Sales	37	37	0.0%	108	117	+ 8.3%
Median Sales Price*	\$1,565,000	\$2,250,000	+ 43.8%	\$1,557,500	\$2,050,000	+ 31.6%
Inventory of Homes for Sale	33	14	- 57.6%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	16	14	- 12.5%	49	24	- 51.0%
Percent of Original List Price Received*	104.9%	108.0%	+ 3.0%	100.2%	106.5%	+ 6.3%
New Listings	52	33	- 36.5%	197	173	- 12.2%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

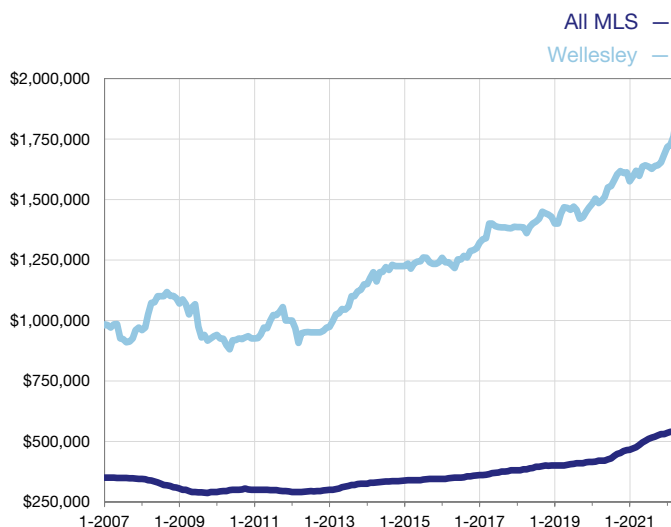
Condominium Properties

Key Metrics	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	6	- 14.3%	18	38	+ 111.1%
Closed Sales	1	4	+ 300.0%	15	15	0.0%
Median Sales Price*	\$835,000	\$960,000	+ 15.0%	\$865,000	\$1,050,000	+ 21.4%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	2.9	1.9	- 34.5%	--	--	--
Cumulative Days on Market Until Sale	50	32	- 36.0%	69	64	- 7.2%
Percent of Original List Price Received*	94.4%	106.2%	+ 12.5%	96.4%	102.4%	+ 6.2%
New Listings	13	7	- 46.2%	26	47	+ 80.8%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

