

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wellesley

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	7	- 46.2%	329	289	- 12.2%
Closed Sales	25	20	- 20.0%	330	304	- 7.9%
Median Sales Price*	\$1,710,000	\$1,680,000	- 1.8%	\$1,653,000	\$1,886,500	+ 14.1%
Inventory of Homes for Sale	14	23	+ 64.3%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	24	55	+ 129.2%	32	22	- 31.3%
Percent of Original List Price Received*	102.7%	94.5%	- 8.0%	101.6%	104.2%	+ 2.6%
New Listings	9	3	- 66.7%	389	347	- 10.8%

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

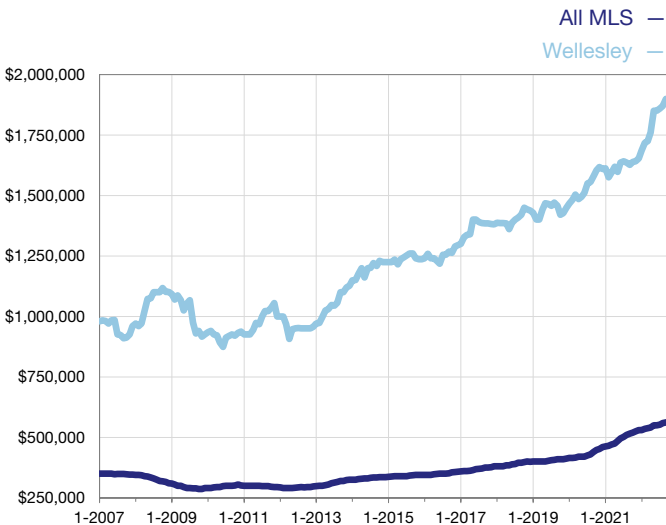
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	5	+ 150.0%	40	66	+ 65.0%
Closed Sales	2	4	+ 100.0%	42	47	+ 11.9%
Median Sales Price*	\$1,175,000	\$1,042,500	- 11.3%	\$877,500	\$1,050,000	+ 19.7%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	37	18	- 51.4%	53	50	- 5.7%
Percent of Original List Price Received*	92.6%	95.2%	+ 2.8%	97.0%	100.4%	+ 3.5%
New Listings	2	1	- 50.0%	55	91	+ 65.5%

* 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

