

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wellesley

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	18	- 5.3%	19	18	- 5.3%
Closed Sales	23	14	- 39.1%	23	14	- 39.1%
Median Sales Price*	\$1,875,000	<b>\$1,907,500</b>	+ 1.7%	\$1,875,000	<b>\$1,907,500</b>	+ 1.7%
Inventory of Homes for Sale	10	20	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	0.8	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	52	25	- 51.9%	52	25	- 51.9%
Percent of Original List Price Received*	96.9%	98.9%	+ 2.1%	96.9%	98.9%	+ 2.1%
New Listings	17	15	- 11.8%	17	15	- 11.8%

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

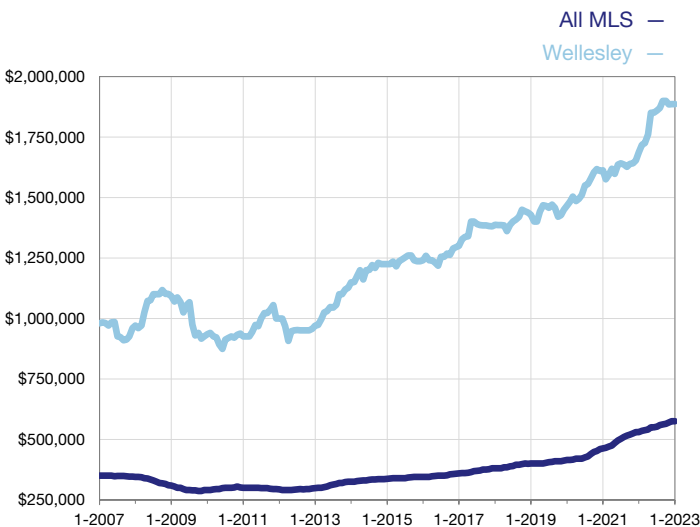
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	1	- 75.0%	4	1	- 75.0%
Closed Sales	4	1	- 75.0%	4	1	- 75.0%
Median Sales Price*	\$946,000	<b>\$1,260,000</b>	+ 33.2%	\$946,000	<b>\$1,260,000</b>	+ 33.2%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	10	44	+ 340.0%	10	44	+ 340.0%
Percent of Original List Price Received*	100.5%	95.1%	- 5.4%	100.5%	95.1%	- 5.4%
New Listings	5	12	+ 140.0%	5	12	+ 140.0%

\* 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

