

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wellesley

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	22	21	- 4.5%	241	216	- 10.4%
Closed Sales	46	39	- 15.2%	204	193	- 5.4%
Median Sales Price*	\$1,455,000	\$1,435,000	- 1.4%	\$1,412,500	\$1,465,000	+ 3.7%
Inventory of Homes for Sale	98	85	- 13.3%	--	--	--
Months Supply of Inventory	3.4	3.0	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	46	48	+ 4.3%	59	62	+ 5.1%
Percent of Original List Price Received*	97.3%	96.1%	- 1.2%	96.8%	97.0%	+ 0.2%
New Listings	21	17	- 19.0%	327	312	- 4.6%

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

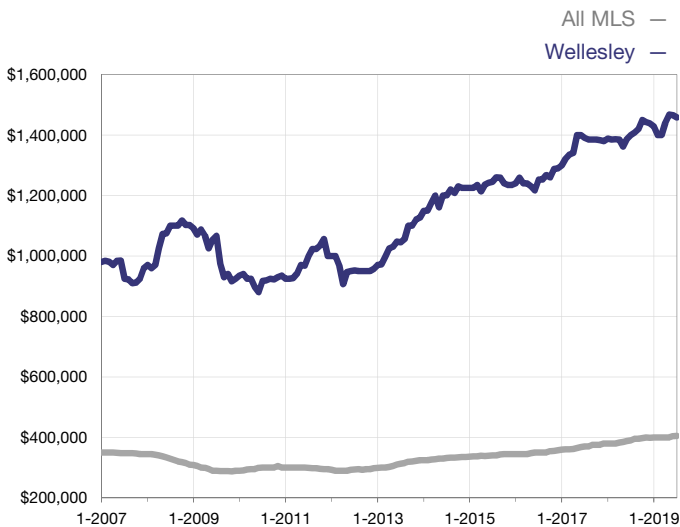
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	3	3	0.0%	26	16	- 38.5%
Closed Sales	3	2	- 33.3%	23	15	- 34.8%
Median Sales Price*	\$645,000	\$682,500	+ 5.8%	\$695,000	\$830,000	+ 19.4%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.8	1.7	+ 112.5%	--	--	--
Cumulative Days on Market Until Sale	13	27	+ 107.7%	25	40	+ 60.0%
Percent of Original List Price Received*	99.9%	97.5%	- 2.4%	98.7%	96.1%	- 2.6%
New Listings	2	0	- 100.0%	29	19	- 34.5%

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

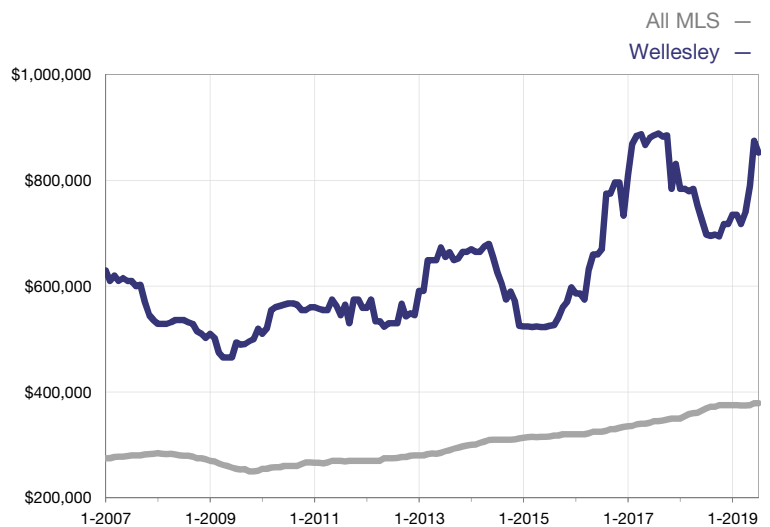
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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