

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wellesley

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	12	33	+ 175.0%	80	126	+ 57.5%
Closed Sales	25	22	- 12.0%	70	71	+ 1.4%
Median Sales Price*	\$1,400,000	\$1,657,500	+ 18.4%	\$1,580,000	\$1,530,000	- 3.2%
Inventory of Homes for Sale	65	25	- 61.5%	--	--	--
Months Supply of Inventory	2.6	0.9	- 65.4%	--	--	--
Cumulative Days on Market Until Sale	61	47	- 23.0%	89	66	- 25.8%
Percent of Original List Price Received*	99.5%	99.4%	- 0.1%	96.9%	97.7%	+ 0.8%
New Listings	18	51	+ 183.3%	129	145	+ 12.4%

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

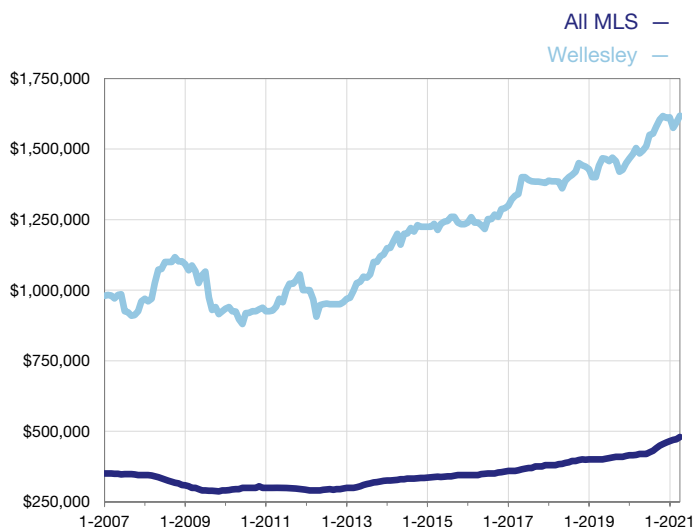
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	3	+ 200.0%	6	11	+ 83.3%
Closed Sales	1	1	0.0%	6	14	+ 133.3%
Median Sales Price*	\$774,000	\$1,350,000	+ 74.4%	\$654,500	\$877,500	+ 34.1%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	5.8	2.1	- 63.8%	--	--	--
Cumulative Days on Market Until Sale	94	11	- 88.3%	83	70	- 15.7%
Percent of Original List Price Received*	91.1%	100.0%	+ 9.8%	90.6%	96.6%	+ 6.6%
New Listings	6	3	- 50.0%	16	13	- 18.8%

* 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

