

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wellesley

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	34	44	+ 29.4%	114	170	+ 49.1%
Closed Sales	17	37	+ 117.6%	87	108	+ 24.1%
Median Sales Price*	\$1,825,000	\$1,565,000	- 14.2%	\$1,610,000	\$1,557,500	- 3.3%
Inventory of Homes for Sale	82	29	- 64.6%	--	--	--
Months Supply of Inventory	3.5	1.0	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	65	16	- 75.4%	85	49	- 42.4%
Percent of Original List Price Received*	97.0%	104.9%	+ 8.1%	96.9%	100.2%	+ 3.4%
New Listings	60	52	- 13.3%	189	197	+ 4.2%

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

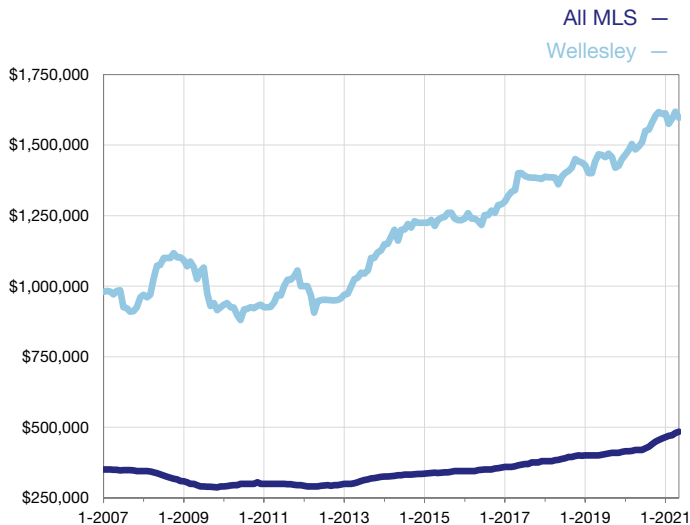
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	9	+ 125.0%	10	20	+ 100.0%
Closed Sales	0	1	--	6	15	+ 150.0%
Median Sales Price*	\$0	\$835,000	--	\$654,500	\$865,000	+ 32.2%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	5.8	2.6	- 55.2%	--	--	--
Cumulative Days on Market Until Sale	0	50	--	83	69	- 16.9%
Percent of Original List Price Received*	0.0%	94.4%	--	90.6%	96.4%	+ 6.4%
New Listings	3	13	+ 333.3%	19	26	+ 36.8%

* 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

