

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wellesley

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	23	18	- 21.7%	316	284	- 10.1%
Closed Sales	25	20	- 20.0%	305	284	- 6.9%
Median Sales Price*	\$1,600,000	\$1,630,000	+ 1.9%	\$1,651,000	\$1,900,000	+ 15.1%
Inventory of Homes for Sale	23	31	+ 34.8%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 62.5%	--	--	--
Cumulative Days on Market Until Sale	43	27	- 37.2%	32	20	- 37.5%
Percent of Original List Price Received*	97.3%	100.8%	+ 3.6%	101.5%	104.9%	+ 3.3%
New Listings	20	17	- 15.0%	380	344	- 9.5%

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

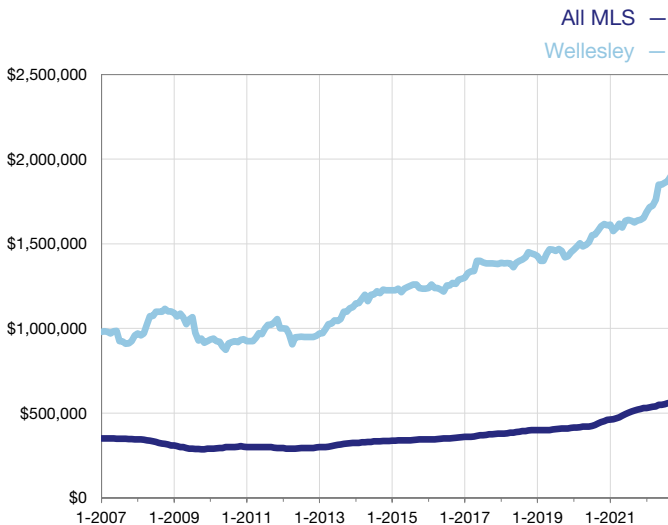
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	4	- 33.3%	38	61	+ 60.5%
Closed Sales	2	6	+ 200.0%	40	43	+ 7.5%
Median Sales Price*	\$1,200,000	\$1,020,000	- 15.0%	\$877,500	\$1,050,000	+ 19.7%
Inventory of Homes for Sale	7	14	+ 100.0%	--	--	--
Months Supply of Inventory	1.6	2.7	+ 68.8%	--	--	--
Cumulative Days on Market Until Sale	24	35	+ 45.8%	54	53	- 1.9%
Percent of Original List Price Received*	97.1%	97.8%	+ 0.7%	97.2%	100.9%	+ 3.8%
New Listings	5	8	+ 60.0%	53	90	+ 69.8%

* 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

