

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wellesley

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	27	+ 12.5%	43	43	0.0%
Closed Sales	14	10	- 28.6%	37	24	- 35.1%
Median Sales Price*	\$2,068,750	\$1,820,000	- 12.0%	\$2,000,000	\$1,880,000	- 6.0%
Inventory of Homes for Sale	22	22	0.0%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	24	52	+ 116.7%	41	36	- 12.2%
Percent of Original List Price Received*	109.1%	94.4%	- 13.5%	101.5%	97.0%	- 4.4%
New Listings	37	27	- 27.0%	54	42	- 22.2%

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

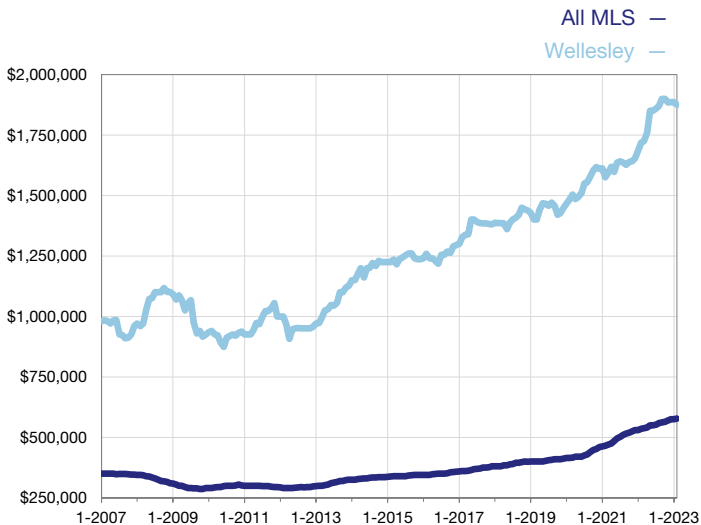
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	3	- 66.7%	13	4	- 69.2%
Closed Sales	2	1	- 50.0%	6	2	- 66.7%
Median Sales Price*	\$1,237,500	\$989,000	- 20.1%	\$946,000	\$1,124,500	+ 18.9%
Inventory of Homes for Sale	12	13	+ 8.3%	--	--	--
Months Supply of Inventory	2.8	2.7	- 3.6%	--	--	--
Cumulative Days on Market Until Sale	69	49	- 29.0%	29	47	+ 62.1%
Percent of Original List Price Received*	109.1%	89.9%	- 17.6%	103.4%	92.5%	- 10.5%
New Listings	15	5	- 66.7%	20	17	- 15.0%

* 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

