

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wellesley

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	35	34	- 2.9%	113	96	- 15.0%
Closed Sales	24	17	- 29.2%	80	56	- 30.0%
Median Sales Price*	\$2,027,500	\$2,200,000	+ 8.5%	\$1,887,500	\$1,857,500	- 1.6%
Inventory of Homes for Sale	33	31	- 6.1%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	9	15	+ 66.7%	28	30	+ 7.1%
Percent of Original List Price Received*	110.6%	102.4%	- 7.4%	105.9%	101.1%	- 4.5%
New Listings	34	37	+ 8.8%	139	120	- 13.7%

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

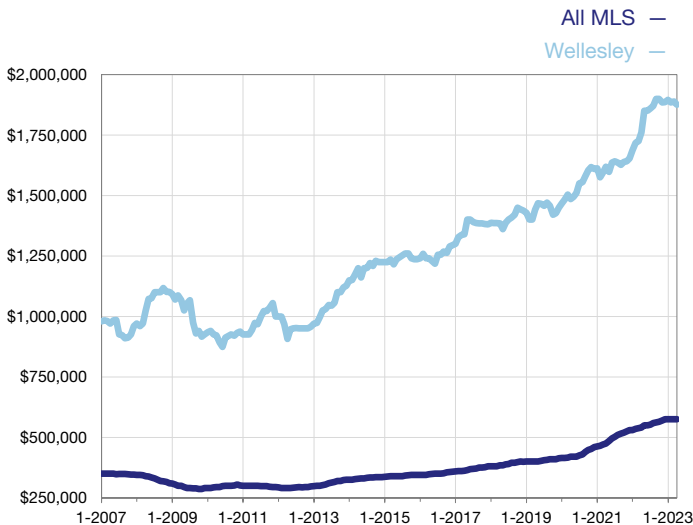
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	6	- 45.5%	30	15	- 50.0%
Closed Sales	4	4	0.0%	11	7	- 36.4%
Median Sales Price*	\$1,147,500	\$1,075,000	- 6.3%	\$1,100,000	\$989,000	- 10.1%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	2.4	1.9	- 20.8%	--	--	--
Cumulative Days on Market Until Sale	54	61	+ 13.0%	75	62	- 17.3%
Percent of Original List Price Received*	98.2%	99.7%	+ 1.5%	101.1%	96.7%	- 4.4%
New Listings	6	8	+ 33.3%	39	33	- 15.4%

* 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

