

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wellesley

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	39	33	- 15.4%	152	126	- 17.1%
Closed Sales	37	26	- 29.7%	117	82	- 29.9%
Median Sales Price*	\$2,250,000	\$2,112,500	- 6.1%	\$2,050,000	\$1,902,500	- 7.2%
Inventory of Homes for Sale	23	32	+ 39.1%	--	--	--
Months Supply of Inventory	0.9	1.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	14	35	+ 150.0%	24	31	+ 29.2%
Percent of Original List Price Received*	108.0%	104.2%	- 3.5%	106.5%	102.1%	- 4.1%
New Listings	34	38	+ 11.8%	170	144	- 15.3%

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

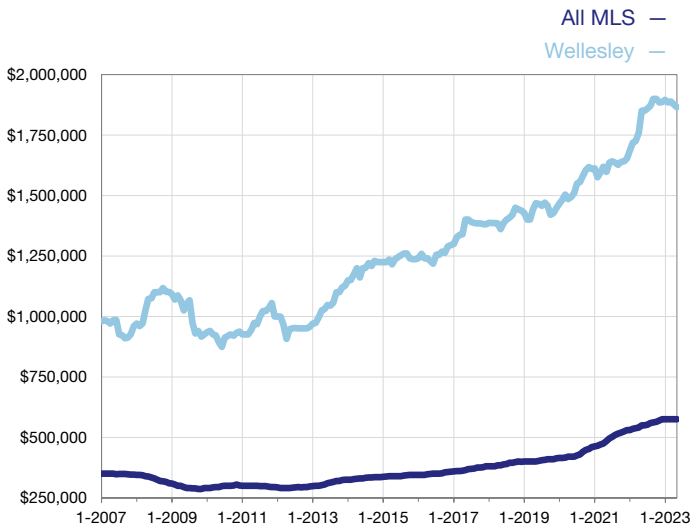
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	35	21	- 40.0%
Closed Sales	4	5	+ 25.0%	15	12	- 20.0%
Median Sales Price*	\$960,000	\$940,000	- 2.1%	\$1,050,000	\$982,000	- 6.5%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	2.3	2.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	32	53	+ 65.6%	64	58	- 9.4%
Percent of Original List Price Received*	106.2%	97.4%	- 8.3%	102.4%	97.0%	- 5.3%
New Listings	6	10	+ 66.7%	45	35	- 22.2%

* 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

