

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wellesley

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	33	27	- 18.2%	185	152	- 17.8%
Closed Sales	44	34	- 22.7%	161	116	- 28.0%
Median Sales Price*	\$2,228,500	\$1,840,000	- 17.4%	\$2,075,000	\$1,885,000	- 9.2%
Inventory of Homes for Sale	33	24	- 27.3%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	12	22	+ 83.3%	20	29	+ 45.0%
Percent of Original List Price Received*	109.1%	105.2%	- 3.6%	107.3%	103.0%	- 4.0%
New Listings	45	22	- 51.1%	215	166	- 22.8%

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

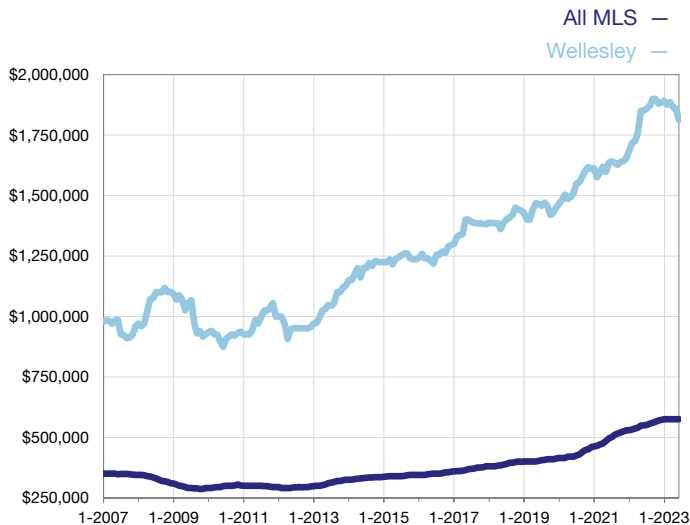
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	2	- 60.0%	40	23	- 42.5%
Closed Sales	7	4	- 42.9%	22	16	- 27.3%
Median Sales Price*	\$2,000,000	\$1,545,000	- 22.8%	\$1,147,500	\$1,020,000	- 11.1%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	2.0	2.7	+ 35.0%	--	--	--
Cumulative Days on Market Until Sale	81	25	- 69.1%	69	50	- 27.5%
Percent of Original List Price Received*	104.8%	103.5%	- 1.2%	103.2%	98.6%	- 4.5%
New Listings	9	8	- 11.1%	54	42	- 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

