

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wellesley

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	17	0.0%	222	177	- 20.3%
Closed Sales	30	25	- 16.7%	225	169	- 24.9%
Median Sales Price*	\$1,978,938	\$2,300,000	+ 16.2%	\$2,000,000	\$1,950,000	- 2.5%
Inventory of Homes for Sale	25	31	+ 24.0%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	15	52	+ 246.7%	19	33	+ 73.7%
Percent of Original List Price Received*	102.9%	97.6%	- 5.2%	106.2%	102.0%	- 4.0%
New Listings	11	15	+ 36.4%	248	202	- 18.5%

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

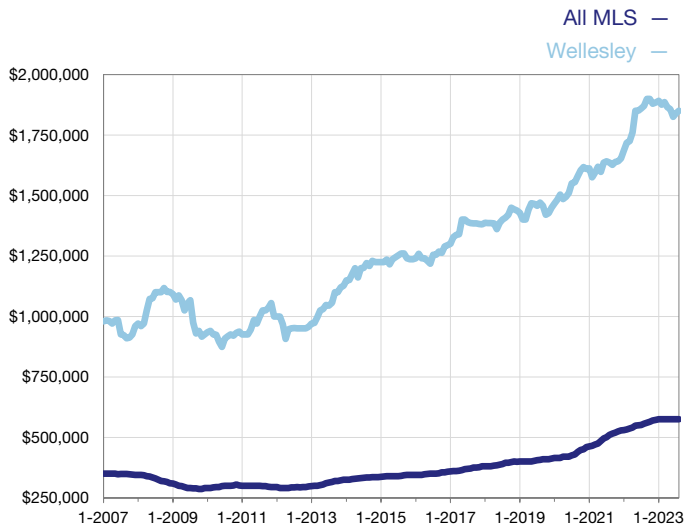
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	6	- 14.3%	50	30	- 40.0%
Closed Sales	6	2	- 66.7%	31	20	- 35.5%
Median Sales Price*	\$879,944	\$1,317,500	+ 49.7%	\$1,050,000	\$1,033,000	- 1.6%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	1.9	2.9	+ 52.6%	--	--	--
Cumulative Days on Market Until Sale	45	20	- 55.6%	64	45	- 29.7%
Percent of Original List Price Received*	97.0%	102.3%	+ 5.5%	101.5%	98.5%	- 3.0%
New Listings	9	6	- 33.3%	68	53	- 22.1%

* 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

