

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wellesley

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	15	- 16.7%	240	192	- 20.0%
Closed Sales	24	11	- 54.2%	249	180	- 27.7%
Median Sales Price*	\$1,597,500	\$1,946,000	+ 21.8%	\$1,950,000	\$1,948,000	- 0.1%
Inventory of Homes for Sale	40	41	+ 2.5%	--	--	--
Months Supply of Inventory	1.6	2.1	+ 31.3%	--	--	--
Cumulative Days on Market Until Sale	20	83	+ 315.0%	19	36	+ 89.5%
Percent of Original List Price Received*	99.8%	96.5%	- 3.3%	105.6%	101.6%	- 3.8%
New Listings	36	26	- 27.8%	284	229	- 19.4%

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

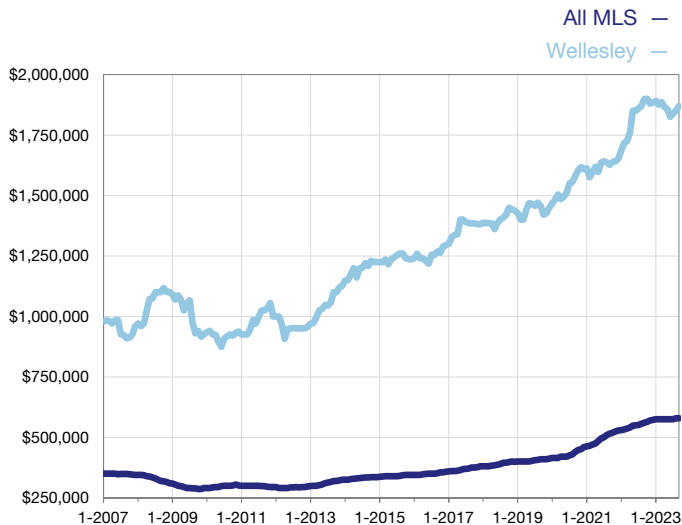
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	55	35	- 36.4%
Closed Sales	4	5	+ 25.0%	35	25	- 28.6%
Median Sales Price*	\$1,650,000	\$890,000	- 46.1%	\$1,100,000	\$1,005,000	- 8.6%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--
Cumulative Days on Market Until Sale	12	19	+ 58.3%	58	40	- 31.0%
Percent of Original List Price Received*	100.8%	108.8%	+ 7.9%	101.5%	100.6%	- 0.9%
New Listings	5	8	+ 60.0%	73	61	- 16.4%

* 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

