

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wellesley

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	12	- 20.0%	280	222	- 20.7%
Closed Sales	20	13	- 35.0%	283	211	- 25.4%
Median Sales Price*	\$1,630,000	\$1,950,000	+ 19.6%	\$1,900,000	\$1,895,000	- 0.3%
Inventory of Homes for Sale	36	32	- 11.1%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--
Cumulative Days on Market Until Sale	27	66	+ 144.4%	20	37	+ 85.0%
Percent of Original List Price Received*	100.8%	97.7%	- 3.1%	104.9%	101.3%	- 3.4%
New Listings	14	14	0.0%	327	269	- 17.7%

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

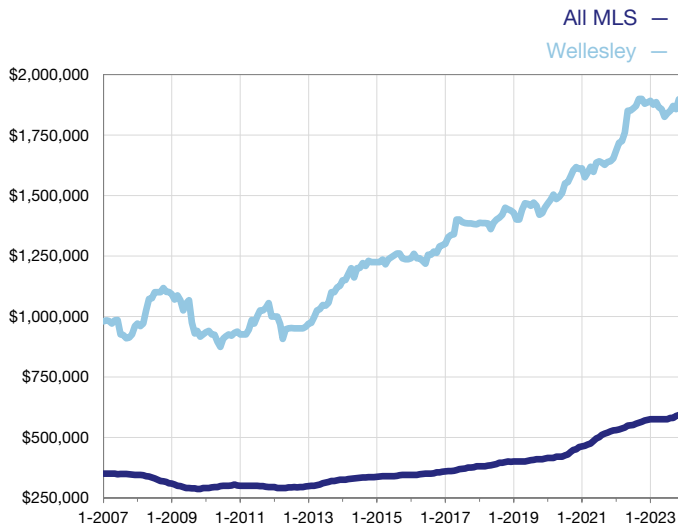
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	57	38	- 33.3%
Closed Sales	6	3	- 50.0%	43	31	- 27.9%
Median Sales Price*	\$1,020,000	\$1,330,000	+ 30.4%	\$1,050,000	\$1,005,000	- 4.3%
Inventory of Homes for Sale	14	13	- 7.1%	--	--	--
Months Supply of Inventory	2.8	3.6	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	35	10	- 71.4%	53	34	- 35.8%
Percent of Original List Price Received*	97.8%	100.6%	+ 2.9%	100.9%	100.5%	- 0.4%
New Listings	8	3	- 62.5%	89	73	- 18.0%

* 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

