

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wellesley

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	9	+ 50.0%	285	232	- 18.6%
Closed Sales	20	15	- 25.0%	303	226	- 25.4%
Median Sales Price*	\$1,680,000	\$2,095,000	+ 24.7%	\$1,885,000	\$1,915,000	+ 1.6%
Inventory of Homes for Sale	30	18	- 40.0%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	55	36	- 34.5%	22	37	+ 68.2%
Percent of Original List Price Received*	94.5%	98.2%	+ 3.9%	104.2%	101.1%	- 3.0%
New Listings	3	5	+ 66.7%	330	273	- 17.3%

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

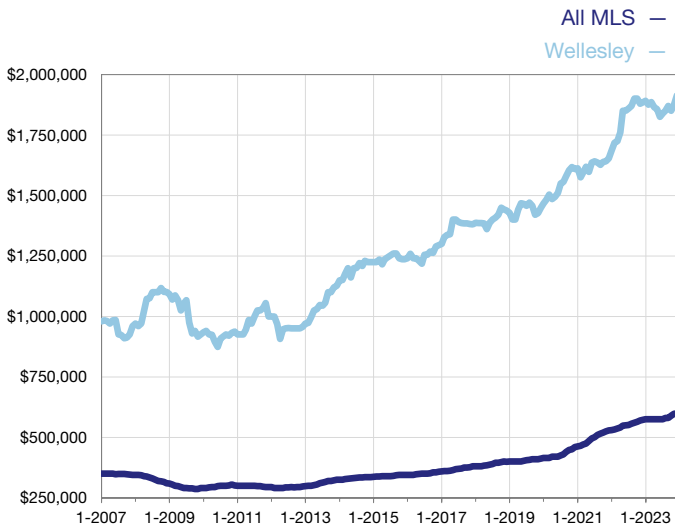
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	61	41	- 32.8%
Closed Sales	4	1	- 75.0%	47	32	- 31.9%
Median Sales Price*	\$1,042,500	\$499,000	- 52.1%	\$1,050,000	\$997,000	- 5.0%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	1.2	2.3	+ 91.7%	--	--	--
Cumulative Days on Market Until Sale	18	33	+ 83.3%	50	34	- 32.0%
Percent of Original List Price Received*	95.2%	100.0%	+ 5.0%	100.4%	100.5%	+ 0.1%
New Listings	1	2	+ 100.0%	90	76	- 15.6%

\* 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

