

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wellesley

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	16	15	- 6.3%	16	15	- 6.3%
Closed Sales	14	13	- 7.1%	14	13	- 7.1%
Median Sales Price*	\$1,907,500	\$2,165,000	+ 13.5%	\$1,907,500	\$2,165,000	+ 13.5%
Inventory of Homes for Sale	28	18	- 35.7%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	25	66	+ 164.0%	25	66	+ 164.0%
Percent of Original List Price Received*	98.9%	95.8%	- 3.1%	98.9%	95.8%	- 3.1%
New Listings	15	16	+ 6.7%	15	16	+ 6.7%

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

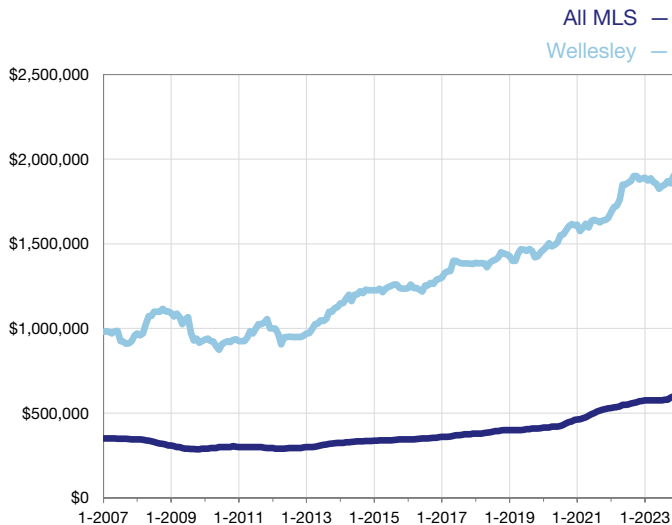
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	6	+ 500.0%	1	6	+ 500.0%
Closed Sales	1	3	+ 200.0%	1	3	+ 200.0%
Median Sales Price*	\$1,260,000	\$768,000	- 39.0%	\$1,260,000	\$768,000	- 39.0%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
Months Supply of Inventory	2.2	4.2	+ 90.9%	--	--	--
Cumulative Days on Market Until Sale	44	18	- 59.1%	44	18	- 59.1%
Percent of Original List Price Received*	95.1%	96.1%	+ 1.1%	95.1%	96.1%	+ 1.1%
New Listings	7	15	+ 114.3%	7	15	+ 114.3%

* 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

