

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wellesley

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	20	16	- 20.0%	36	31	- 13.9%
Closed Sales	10	8	- 20.0%	24	21	- 12.5%
Median Sales Price*	\$1,820,000	\$2,385,000	+ 31.0%	\$1,880,000	\$2,325,000	+ 23.7%
Inventory of Homes for Sale	31	31	0.0%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	54	66	+ 22.2%	37	66	+ 78.4%
Percent of Original List Price Received*	94.4%	95.0%	+ 0.6%	97.0%	95.5%	- 1.5%
New Listings	25	30	+ 20.0%	40	46	+ 15.0%

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

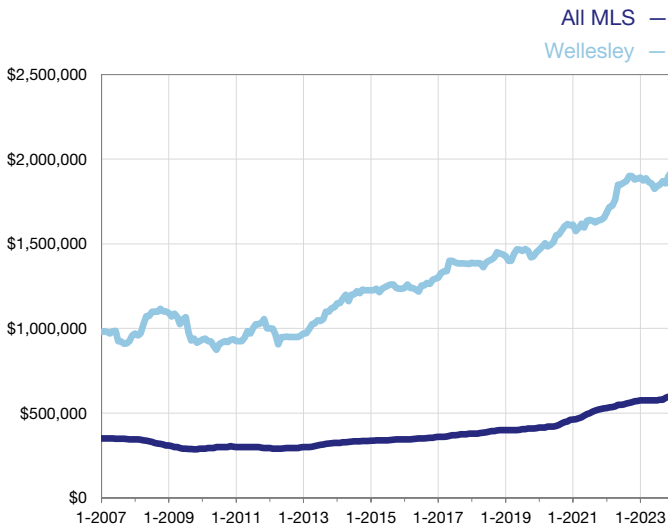
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	4	+ 33.3%	4	10	+ 150.0%
Closed Sales	1	8	+ 700.0%	2	11	+ 450.0%
Median Sales Price*	\$989,000	\$2,937,500	+ 197.0%	\$1,124,500	\$2,625,000	+ 133.4%
Inventory of Homes for Sale	11	20	+ 81.8%	--	--	--
Months Supply of Inventory	2.4	5.1	+ 112.5%	--	--	--
Cumulative Days on Market Until Sale	49	48	- 2.0%	47	40	- 14.9%
Percent of Original List Price Received*	89.9%	101.0%	+ 12.3%	92.5%	99.7%	+ 7.8%
New Listings	4	10	+ 150.0%	11	26	+ 136.4%

* 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

