

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wellesley

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	31	30	- 3.2%	93	91	- 2.2%
Closed Sales	17	23	+ 35.3%	56	61	+ 8.9%
Median Sales Price*	\$2,200,000	\$2,100,000	- 4.5%	\$1,857,500	\$2,165,000	+ 16.6%
Inventory of Homes for Sale	40	37	- 7.5%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--
Cumulative Days on Market Until Sale	15	46	+ 206.7%	30	49	+ 63.3%
Percent of Original List Price Received*	102.4%	101.8%	- 0.6%	101.1%	100.0%	- 1.1%
New Listings	31	47	+ 51.6%	109	124	+ 13.8%

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

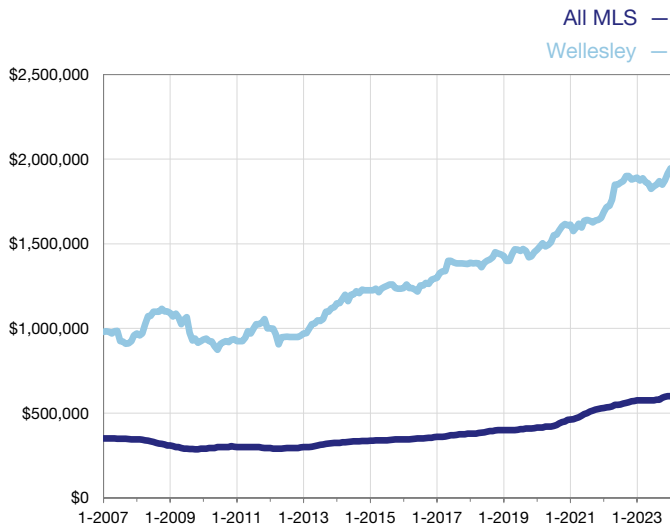
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	8	+ 33.3%	14	26	+ 85.7%
Closed Sales	4	7	+ 75.0%	7	24	+ 242.9%
Median Sales Price*	\$1,075,000	\$2,535,000	+ 135.8%	\$989,000	\$2,355,000	+ 138.1%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	61	88	+ 44.3%	62	55	- 11.3%
Percent of Original List Price Received*	99.7%	98.6%	- 1.1%	96.7%	100.0%	+ 3.4%
New Listings	6	7	+ 16.7%	25	36	+ 44.0%

* 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

