

Wellesley

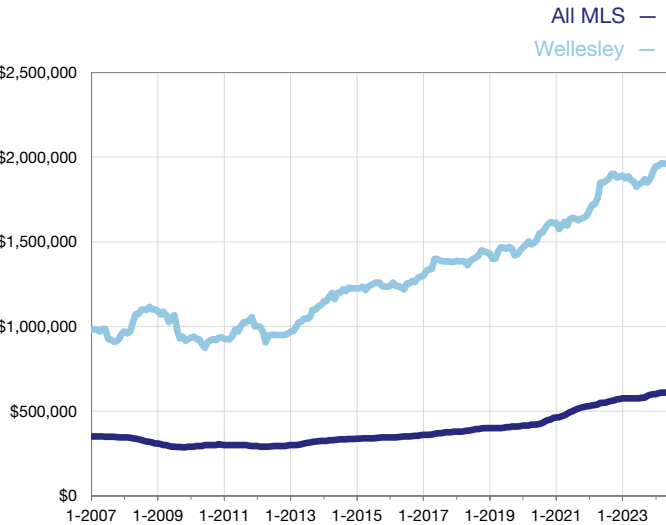
Single-Family Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	32	45	+ 40.6%	125	133	+ 6.4%
Closed Sales	26	22	- 15.4%	82	83	+ 1.2%
Median Sales Price*	\$2,112,500	\$2,390,500	+ 13.2%	\$1,902,500	\$2,200,000	+ 15.6%
Inventory of Homes for Sale	41	45	+ 9.8%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--
Cumulative Days on Market Until Sale	35	33	- 5.7%	31	45	+ 45.2%
Percent of Original List Price Received*	104.2%	104.7%	+ 0.5%	102.1%	101.2%	- 0.9%
New Listings	37	54	+ 45.9%	146	178	+ 21.9%

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

Condominium Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	4	- 20.0%	19	29	+ 52.6%
Closed Sales	5	6	+ 20.0%	12	30	+ 150.0%
Median Sales Price*	\$940,000	\$1,827,500	+ 94.4%	\$982,000	\$2,102,500	+ 114.1%
Inventory of Homes for Sale	9	13	+ 44.4%	--	--	--
Months Supply of Inventory	2.3	3.1	+ 34.8%	--	--	--
Cumulative Days on Market Until Sale	53	73	+ 37.7%	58	58	0.0%
Percent of Original List Price Received*	97.4%	100.0%	+ 2.7%	97.0%	100.0%	+ 3.1%
New Listings	9	6	- 33.3%	34	41	+ 20.6%

* 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

