

Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wellesley

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	18	+ 80.0%	160	176	+ 10.0%
Closed Sales	27	26	- 3.7%	144	147	+ 2.1%
Median Sales Price*	\$1,990,000	\$1,992,500	+ 0.1%	\$1,915,000	\$2,200,000	+ 14.9%
Inventory of Homes for Sale	39	39	0.0%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	36	11	- 69.4%	30	32	+ 6.7%
Percent of Original List Price Received*	101.8%	103.4%	+ 1.6%	102.7%	101.9%	- 0.8%
New Listings	20	23	+ 15.0%	188	235	+ 25.0%

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

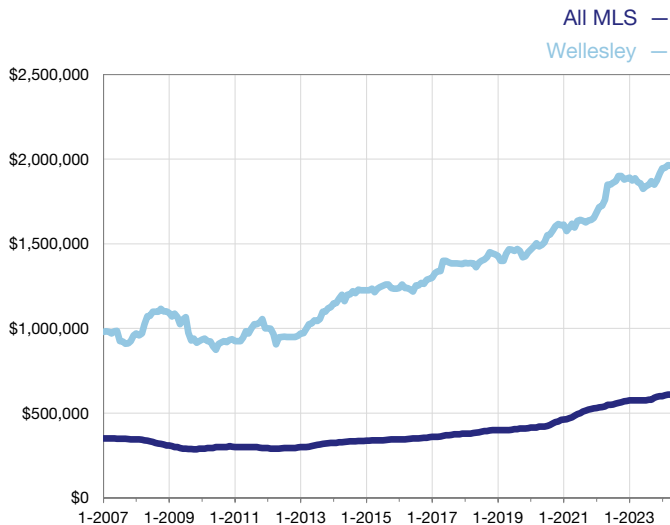
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	3	+ 200.0%	23	34	+ 47.8%
Closed Sales	2	16	+ 700.0%	18	52	+ 188.9%
Median Sales Price*	\$1,270,000	\$2,008,133	+ 58.1%	\$1,020,000	\$1,780,325	+ 74.5%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--
Months Supply of Inventory	3.6	2.3	- 36.1%	--	--	--
Cumulative Days on Market Until Sale	26	82	+ 215.4%	47	65	+ 38.3%
Percent of Original List Price Received*	94.0%	97.8%	+ 4.0%	98.1%	98.7%	+ 0.6%
New Listings	4	10	+ 150.0%	47	53	+ 12.8%

* 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

