

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wellesley

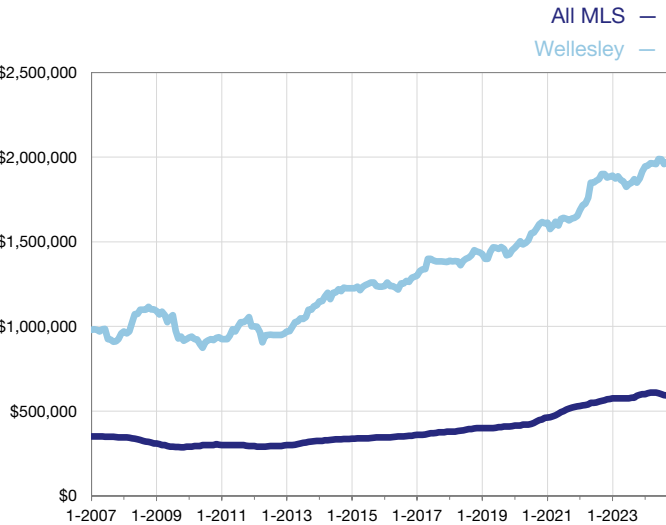
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	13	29	+ 123.1%	191	216	+ 13.1%
Closed Sales	11	12	+ 9.1%	180	199	+ 10.6%
Median Sales Price*	\$1,946,000	\$1,625,000	- 16.5%	\$1,948,000	\$2,115,000	+ 8.6%
Inventory of Homes for Sale	44	48	+ 9.1%	--	--	--
Months Supply of Inventory	2.2	2.3	+ 4.5%	--	--	--
Cumulative Days on Market Until Sale	83	34	- 59.0%	36	30	- 16.7%
Percent of Original List Price Received*	96.5%	95.2%	- 1.3%	101.6%	101.2%	- 0.4%
New Listings	25	40	+ 60.0%	228	292	+ 28.1%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	5	- 16.7%	34	44	+ 29.4%
Closed Sales	5	4	- 20.0%	25	66	+ 164.0%
Median Sales Price*	\$890,000	\$2,769,400	+ 211.2%	\$1,005,000	\$1,818,450	+ 80.9%
Inventory of Homes for Sale	11	14	+ 27.3%	--	--	--
Months Supply of Inventory	3.1	3.3	+ 6.5%	--	--	--
Cumulative Days on Market Until Sale	19	77	+ 305.3%	40	64	+ 60.0%
Percent of Original List Price Received*	108.8%	99.8%	- 8.3%	100.6%	98.7%	- 1.9%
New Listings	10	7	- 30.0%	63	68	+ 7.9%

* 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

