

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wellesley

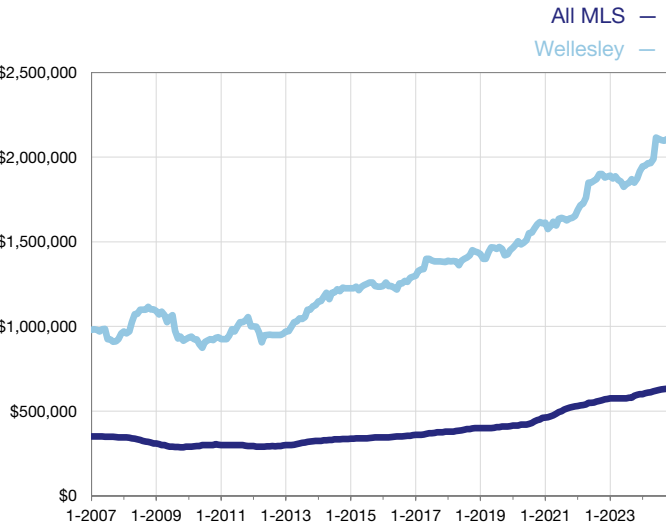
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	20	18	- 10.0%	211	232	+ 10.0%
Closed Sales	18	23	+ 27.8%	198	223	+ 12.6%
Median Sales Price*	\$1,400,000	\$1,750,000	+ 25.0%	\$1,895,000	\$2,107,500	+ 11.2%
Inventory of Homes for Sale	43	41	- 4.7%	--	--	--
Months Supply of Inventory	2.2	2.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	21	34	+ 61.9%	35	30	- 14.3%
Percent of Original List Price Received*	100.2%	101.4%	+ 1.2%	101.5%	101.2%	- 0.3%
New Listings	26	21	- 19.2%	254	312	+ 22.8%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	4	+ 100.0%	36	48	+ 33.3%
Closed Sales	3	7	+ 133.3%	28	73	+ 160.7%
Median Sales Price*	\$980,000	\$2,242,500	+ 128.8%	\$997,000	\$1,941,900	+ 94.8%
Inventory of Homes for Sale	17	13	- 23.5%	--	--	--
Months Supply of Inventory	4.7	2.9	- 38.3%	--	--	--
Cumulative Days on Market Until Sale	16	96	+ 500.0%	37	67	+ 81.1%
Percent of Original List Price Received*	99.6%	98.2%	- 1.4%	100.5%	98.7%	- 1.8%
New Listings	9	9	0.0%	72	77	+ 6.9%

* 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

