

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wellesley

### Single-Family Properties

Key Metrics	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	12	18	+ 50.0%	223	247	+ 10.8%
Closed Sales	13	15	+ 15.4%	211	238	+ 12.8%
Median Sales Price*	\$1,950,000	<b>\$2,188,000</b>	+ 12.2%	\$1,895,000	<b>\$2,111,250</b>	+ 11.4%
Inventory of Homes for Sale	35	32	- 8.6%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	66	30	- 54.5%	37	30	- 18.9%
Percent of Original List Price Received*	97.7%	98.1%	+ 0.4%	101.3%	101.0%	- 0.3%
New Listings	14	14	0.0%	268	326	+ 21.6%

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

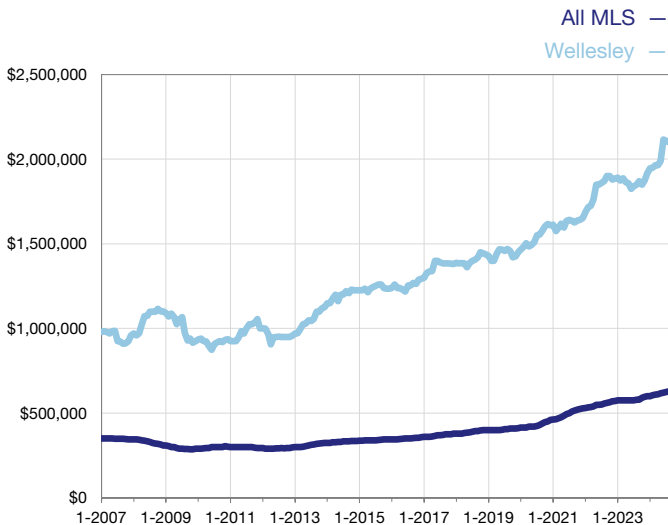
### Condominium Properties

Key Metrics	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	2	0.0%	38	50	+ 31.6%
Closed Sales	3	2	- 33.3%	31	75	+ 141.9%
Median Sales Price*	\$1,330,000	<b>\$745,500</b>	- 43.9%	\$1,005,000	<b>\$1,836,900</b>	+ 82.8%
Inventory of Homes for Sale	15	12	- 20.0%	--	--	--
Months Supply of Inventory	4.3	2.7	- 37.2%	--	--	--
Cumulative Days on Market Until Sale	10	3	- 70.0%	34	65	+ 91.2%
Percent of Original List Price Received*	100.6%	100.4%	- 0.2%	100.5%	98.7%	- 1.8%
New Listings	3	3	0.0%	75	80	+ 6.7%

\* 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

