

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wellesley

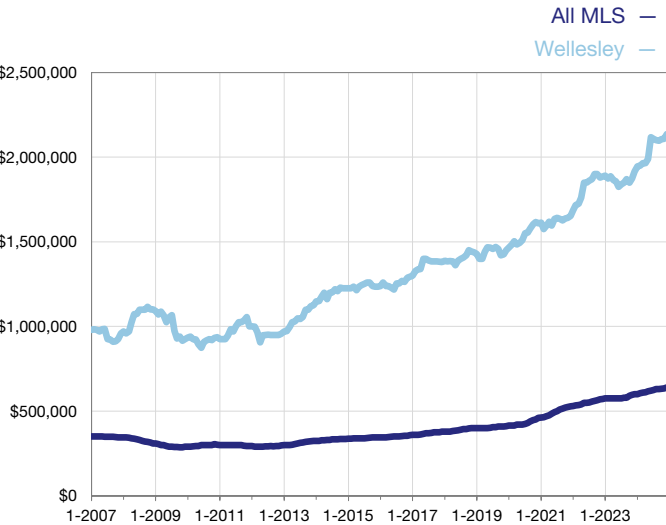
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	12	+ 50.0%	231	259	+ 12.1%
Closed Sales	15	16	+ 6.7%	226	254	+ 12.4%
Median Sales Price*	\$2,095,000	\$2,400,000	+ 14.6%	\$1,915,000	\$2,138,500	+ 11.7%
Inventory of Homes for Sale	24	14	- 41.7%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	36	63	+ 75.0%	37	32	- 13.5%
Percent of Original List Price Received*	98.2%	95.5%	- 2.7%	101.1%	100.6%	- 0.5%
New Listings	5	4	- 20.0%	273	330	+ 20.9%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	41	51	+ 24.4%
Closed Sales	1	5	+ 400.0%	32	80	+ 150.0%
Median Sales Price*	\$499,000	\$1,775,000	+ 255.7%	\$997,000	\$1,818,450	+ 82.4%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	2.3	2.6	+ 13.0%	--	--	--
Cumulative Days on Market Until Sale	33	83	+ 151.5%	34	67	+ 97.1%
Percent of Original List Price Received*	100.0%	95.1%	- 4.9%	100.5%	98.5%	- 2.0%
New Listings	2	6	+ 200.0%	77	86	+ 11.7%

* 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

