

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wellesley

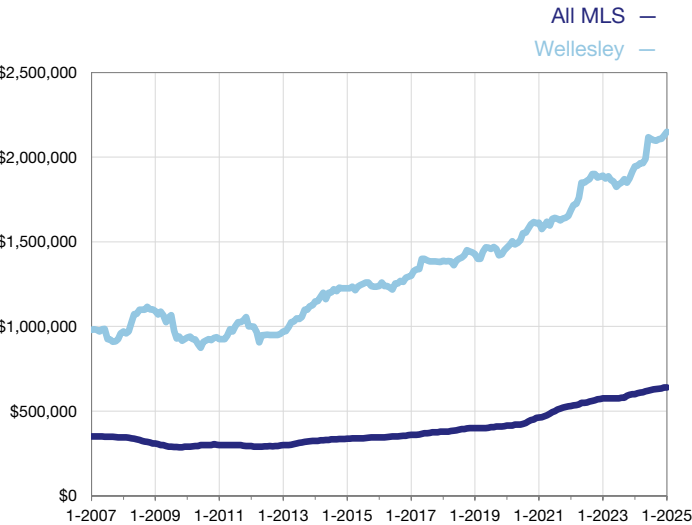
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	15	12	- 20.0%	15	12	- 20.0%
Closed Sales	13	19	+ 46.2%	13	19	+ 46.2%
Median Sales Price*	\$2,165,000	\$2,350,000	+ 8.5%	\$2,165,000	\$2,350,000	+ 8.5%
Inventory of Homes for Sale	23	20	- 13.0%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	66	70	+ 6.1%	66	70	+ 6.1%
Percent of Original List Price Received*	95.8%	98.2%	+ 2.5%	95.8%	98.2%	+ 2.5%
New Listings	17	20	+ 17.6%	17	20	+ 17.6%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	2	- 66.7%	6	2	- 66.7%
Closed Sales	3	2	- 33.3%	3	2	- 33.3%
Median Sales Price*	\$768,000	\$2,319,950	+ 202.1%	\$768,000	\$2,319,950	+ 202.1%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	4.3	2.7	- 37.2%	--	--	--
Cumulative Days on Market Until Sale	18	70	+ 288.9%	18	70	+ 288.9%
Percent of Original List Price Received*	96.1%	93.5%	- 2.7%	96.1%	93.5%	- 2.7%
New Listings	16	6	- 62.5%	16	6	- 62.5%

\* 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

