

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wellesley

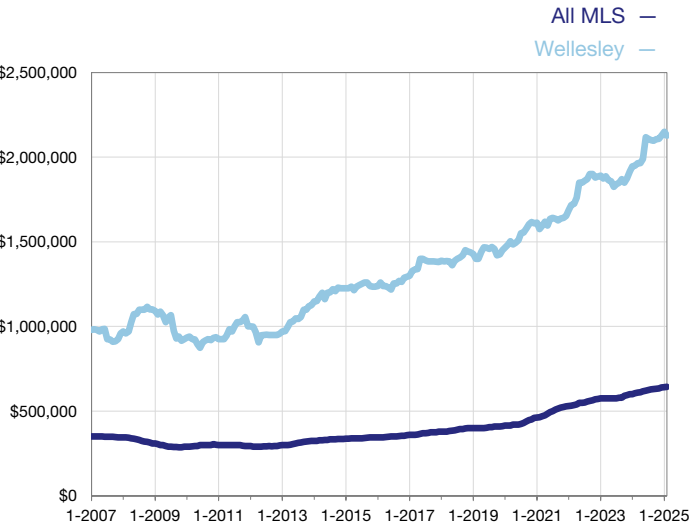
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	15	10	- 33.3%	30	21	- 30.0%
Closed Sales	8	8	0.0%	21	27	+ 28.6%
Median Sales Price*	\$2,385,000	\$2,287,500	- 4.1%	\$2,325,000	\$2,350,000	+ 1.1%
Inventory of Homes for Sale	34	37	+ 8.8%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	66	44	- 33.3%	66	62	- 6.1%
Percent of Original List Price Received*	95.0%	100.0%	+ 5.3%	95.5%	98.7%	+ 3.4%
New Listings	28	26	- 7.1%	45	45	0.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	5	+ 25.0%	10	6	- 40.0%
Closed Sales	8	0	- 100.0%	11	2	- 81.8%
Median Sales Price*	\$2,937,500	\$0	- 100.0%	\$2,625,000	\$2,319,950	- 11.6%
Inventory of Homes for Sale	19	10	- 47.4%	--	--	--
Months Supply of Inventory	4.9	2.6	- 46.9%	--	--	--
Cumulative Days on Market Until Sale	48	0	- 100.0%	40	70	+ 75.0%
Percent of Original List Price Received*	101.0%	0.0%	- 100.0%	99.7%	93.5%	- 6.2%
New Listings	8	4	- 50.0%	24	10	- 58.3%

* 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

