

Wellesley

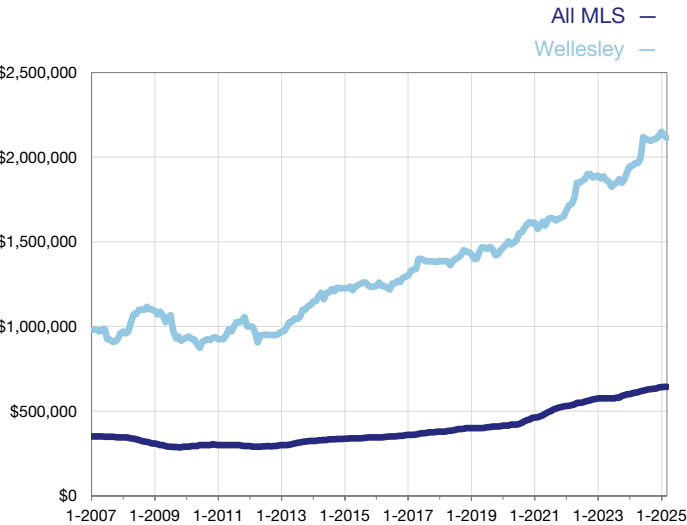
Single-Family Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	31	43	+ 38.7%	61	65	+ 6.6%
Closed Sales	17	13	- 23.5%	38	40	+ 5.3%
Median Sales Price*	\$1,995,000	\$1,850,000	- 7.3%	\$2,201,000	\$2,130,000	- 3.2%
Inventory of Homes for Sale	30	50	+ 66.7%	--	--	--
Months Supply of Inventory	1.6	2.3	+ 43.8%	--	--	--
Cumulative Days on Market Until Sale	31	49	+ 58.1%	50	58	+ 16.0%
Percent of Original List Price Received*	103.3%	98.7%	- 4.5%	99.0%	98.7%	- 0.3%
New Listings	32	56	+ 75.0%	77	101	+ 31.2%

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

Condominium Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	4	- 50.0%	18	9	- 50.0%
Closed Sales	6	1	- 83.3%	17	4	- 76.5%
Median Sales Price*	\$1,193,000	\$1,226,000	+ 2.8%	\$1,335,000	\$1,183,000	- 11.4%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	3.8	2.6	- 31.6%	--	--	--
Cumulative Days on Market Until Sale	43	9	- 79.1%	41	68	+ 65.9%
Percent of Original List Price Received*	102.0%	111.5%	+ 9.3%	100.5%	97.8%	- 2.7%
New Listings	5	6	+ 20.0%	29	13	- 55.2%

* 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

