

Wellesley

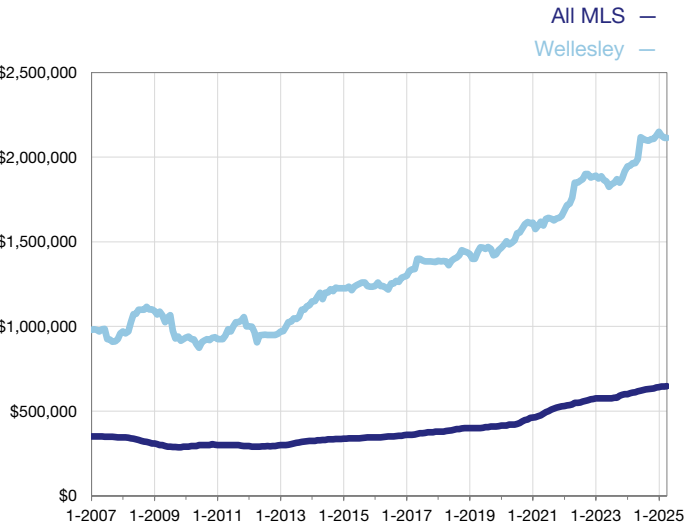
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	27	38	+ 40.7%	88	101	+ 14.8%
Closed Sales	23	21	- 8.7%	61	61	0.0%
Median Sales Price*	\$2,100,000	\$2,000,000	- 4.8%	\$2,165,000	\$2,065,000	- 4.6%
Inventory of Homes for Sale	49	67	+ 36.7%	--	--	--
Months Supply of Inventory	2.6	3.0	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	47	16	- 66.0%	49	43	- 12.2%
Percent of Original List Price Received*	101.7%	102.3%	+ 0.6%	100.0%	100.0%	0.0%
New Listings	48	59	+ 22.9%	125	159	+ 27.2%

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

Condominium Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	6	- 14.3%	25	13	- 48.0%
Closed Sales	7	3	- 57.1%	24	7	- 70.8%
Median Sales Price*	\$2,535,000	\$1,307,000	- 48.4%	\$2,355,000	\$1,226,000	- 47.9%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	2.5	3.1	+ 24.0%	--	--	--
Cumulative Days on Market Until Sale	88	182	+ 106.8%	55	117	+ 112.7%
Percent of Original List Price Received*	98.6%	96.5%	- 2.1%	100.0%	97.2%	- 2.8%
New Listings	5	10	+ 100.0%	34	23	- 32.4%

* 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

