

Wellesley

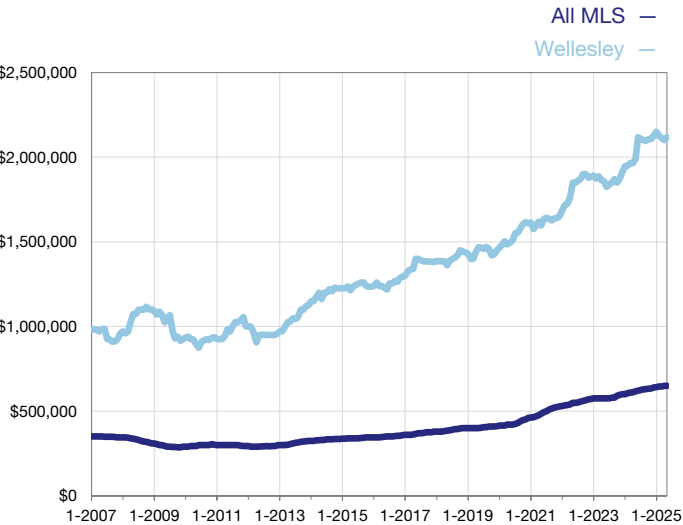
Single-Family Properties	May			Year to Date		
	2024	2025	+ / –	2024	2025	+ / –
Key Metrics						
Pending Sales	45	53	+ 17.8%	133	148	+ 11.3%
Closed Sales	22	35	+ 59.1%	83	96	+ 15.7%
Median Sales Price*	\$2,390,500	\$2,364,500	- 1.1%	\$2,200,000	\$2,162,500	- 1.7%
Inventory of Homes for Sale	52	63	+ 21.2%	--	--	--
Months Supply of Inventory	2.6	2.8	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	33	41	+ 24.2%	45	43	- 4.4%
Percent of Original List Price Received*	104.7%	100.5%	- 4.0%	101.2%	100.1%	- 1.1%
New Listings	54	50	- 7.4%	178	207	+ 16.3%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / –	2024	2025	+ / –
Key Metrics						
Pending Sales	3	4	+ 33.3%	28	17	- 39.3%
Closed Sales	6	7	+ 16.7%	30	14	- 53.3%
Median Sales Price*	\$1,827,500	\$1,495,900	- 18.1%	\$2,102,500	\$1,303,500	- 38.0%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	3.1	3.6	+ 16.1%	--	--	--
Cumulative Days on Market Until Sale	73	42	- 42.5%	58	80	+ 37.9%
Percent of Original List Price Received*	100.0%	102.6%	+ 2.6%	100.0%	99.9%	- 0.1%
New Listings	4	7	+ 75.0%	39	29	- 25.6%

* 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

