

Wellesley

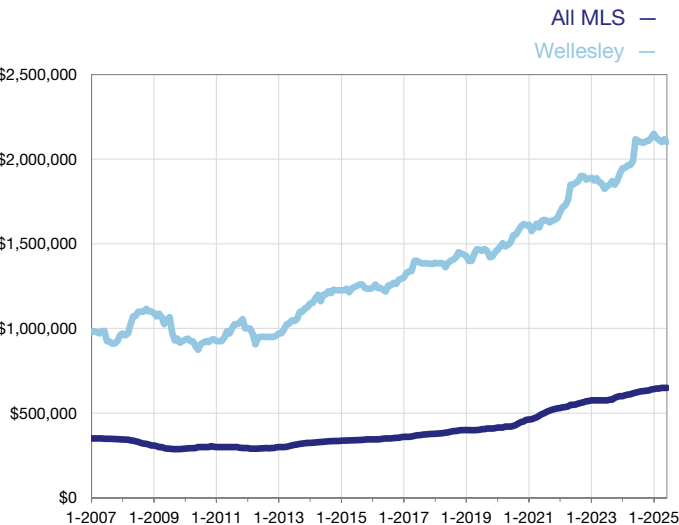
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	24	23	- 4.2%	157	168	+ 7.0%
Closed Sales	38	35	- 7.9%	121	131	+ 8.3%
Median Sales Price*	\$2,375,000	\$2,211,302	- 6.9%	\$2,300,000	\$2,175,000	- 5.4%
Inventory of Homes for Sale	55	60	+ 9.1%	--	--	--
Months Supply of Inventory	2.8	2.7	- 3.6%	--	--	--
Cumulative Days on Market Until Sale	19	13	- 31.6%	37	35	- 5.4%
Percent of Original List Price Received*	102.3%	101.0%	- 1.3%	101.6%	100.4%	- 1.2%
New Listings	32	27	- 15.6%	210	231	+ 10.0%

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

Condominium Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	31	22	- 29.0%
Closed Sales	6	2	- 66.7%	36	17	- 52.8%
Median Sales Price*	\$1,141,500	\$1,304,000	+ 14.2%	\$1,475,000	\$1,307,000	- 11.4%
Inventory of Homes for Sale	9	13	+ 44.4%	--	--	--
Months Supply of Inventory	2.2	3.7	+ 68.2%	--	--	--
Cumulative Days on Market Until Sale	50	39	- 22.0%	57	71	+ 24.6%
Percent of Original List Price Received*	95.1%	107.6%	+ 13.1%	99.1%	100.2%	+ 1.1%
New Listings	3	10	+ 233.3%	42	40	- 4.8%

* 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

