

Wellesley

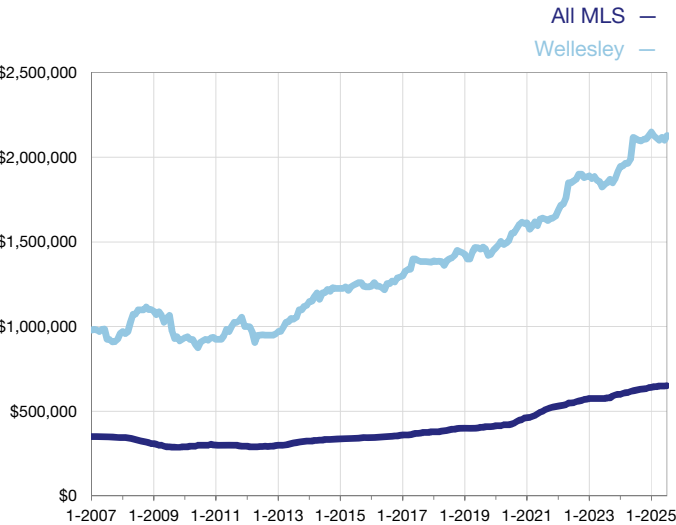
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	17	22	+ 29.4%	174	186	+ 6.9%
Closed Sales	26	38	+ 46.2%	147	170	+ 15.6%
Median Sales Price*	\$1,992,500	\$2,183,702	+ 9.6%	\$2,200,000	\$2,175,000	- 1.1%
Inventory of Homes for Sale	48	43	- 10.4%	--	--	--
Months Supply of Inventory	2.4	1.9	- 20.8%	--	--	--
Cumulative Days on Market Until Sale	11	20	+ 81.8%	32	31	- 3.1%
Percent of Original List Price Received*	103.4%	99.3%	- 4.0%	101.9%	100.1%	- 1.8%
New Listings	21	17	- 19.0%	231	246	+ 6.5%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	3	0.0%	34	24	- 29.4%
Closed Sales	18	5	- 72.2%	54	23	- 57.4%
Median Sales Price*	\$2,008,133	\$1,850,000	- 7.9%	\$1,818,450	\$1,550,000	- 14.8%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--
Months Supply of Inventory	2.8	4.1	+ 46.4%	--	--	--
Cumulative Days on Market Until Sale	81	13	- 84.0%	65	62	- 4.6%
Percent of Original List Price Received*	98.0%	104.2%	+ 6.3%	98.8%	100.9%	+ 2.1%
New Listings	10	7	- 30.0%	52	47	- 9.6%

* 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

