

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wellesley

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	11	5	- 54.5%	257	267	+ 3.9%
Closed Sales	17	21	+ 23.5%	255	272	+ 6.7%
Median Sales Price*	\$2,350,000	<b>\$2,250,000</b>	- 4.3%	\$2,127,000	<b>\$2,210,651</b>	+ 3.9%
Inventory of Homes for Sale	19	29	+ 52.6%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--
Cumulative Days on Market Until Sale	61	60	- 1.6%	32	36	+ 12.5%
Percent of Original List Price Received*	96.6%	96.7%	+ 0.1%	100.7%	99.0%	- 1.7%
New Listings	4	6	+ 50.0%	330	356	+ 7.9%

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

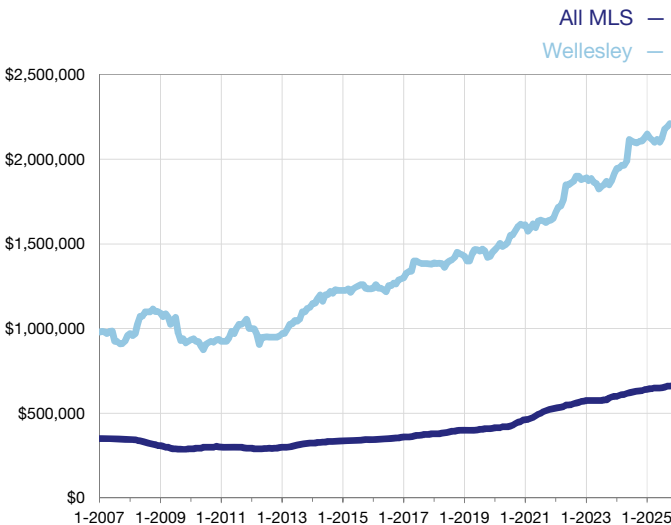
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	3	+ 200.0%	51	46	- 9.8%
Closed Sales	5	4	- 20.0%	80	43	- 46.3%
Median Sales Price*	\$1,775,000	<b>\$1,529,000</b>	- 13.9%	\$1,818,450	<b>\$1,445,000</b>	- 20.5%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	3.1	2.3	- 25.8%	--	--	--
Cumulative Days on Market Until Sale	83	46	- 44.6%	67	60	- 10.4%
Percent of Original List Price Received*	95.1%	95.1%	0.0%	98.5%	97.3%	- 1.2%
New Listings	6	2	- 66.7%	86	75	- 12.8%

\* 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

