

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wellesley

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	11	16	+ 45.5%	22	21	- 4.5%
Closed Sales	8	4	- 50.0%	27	16	- 40.7%
Median Sales Price*	\$2,287,500	\$1,477,500	- 35.4%	\$2,350,000	\$1,947,500	- 17.1%
Inventory of Homes for Sale	38	30	- 21.1%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	44	53	+ 20.5%	62	79	+ 27.4%
Percent of Original List Price Received*	100.0%	101.2%	+ 1.2%	98.7%	96.5%	- 2.2%
New Listings	26	21	- 19.2%	45	35	- 22.2%

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

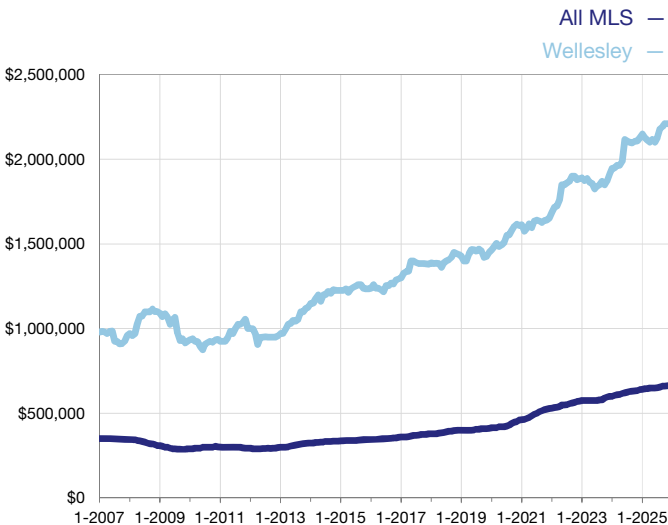
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	1	- 75.0%	5	3	- 40.0%
Closed Sales	1	3	+ 200.0%	3	5	+ 66.7%
Median Sales Price*	\$1,020,000	\$988,000	- 3.1%	\$1,140,000	\$988,000	- 13.3%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	2.6	3.0	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	122	134	+ 9.8%	87	100	+ 14.9%
Percent of Original List Price Received*	92.7%	95.5%	+ 3.0%	93.3%	94.7%	+ 1.5%
New Listings	4	5	+ 25.0%	7	6	- 14.3%

* 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

