

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wellesley

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	40	39	- 2.5%	62	57	- 8.1%
Closed Sales	13	8	- 38.5%	40	24	- 40.0%
Median Sales Price*	\$1,850,000	\$2,162,500	+ 16.9%	\$2,130,000	\$1,947,500	- 8.6%
Inventory of Homes for Sale	50	48	- 4.0%	--	--	--
Months Supply of Inventory	2.3	2.2	- 4.3%	--	--	--
Cumulative Days on Market Until Sale	49	99	+ 102.0%	58	86	+ 48.3%
Percent of Original List Price Received*	98.7%	96.8%	- 1.9%	98.7%	96.6%	- 2.1%
New Listings	55	56	+ 1.8%	100	91	- 9.0%

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

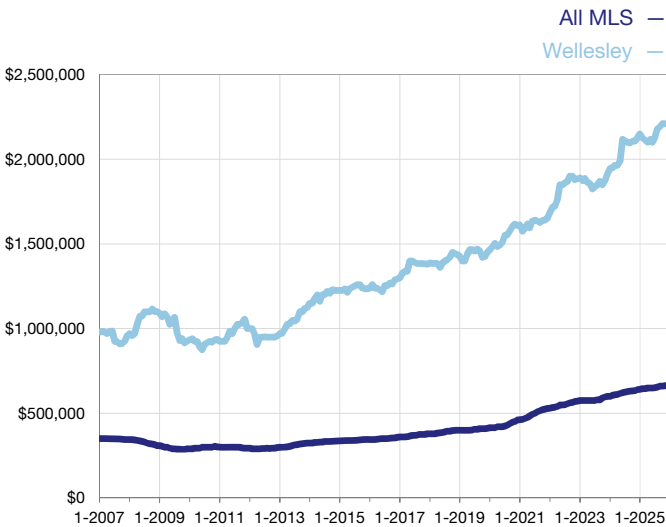
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	8	+ 300.0%	7	11	+ 57.1%
Closed Sales	1	2	+ 100.0%	4	7	+ 75.0%
Median Sales Price*	\$1,226,000	\$1,099,275	- 10.3%	\$1,183,000	\$988,000	- 16.5%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	4.2	2.6	- 38.1%	--	--	--
Cumulative Days on Market Until Sale	9	67	+ 644.4%	68	90	+ 32.4%
Percent of Original List Price Received*	111.5%	99.5%	- 10.8%	97.8%	96.1%	- 1.7%
New Listings	6	12	+ 100.0%	13	18	+ 38.5%

* 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

