

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wellesley

Single-Family Properties

| Key Metrics | April | | | Year to Date | | |
|--|-------------|--------------------|----------|--------------|--------------------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 33 | 30 | - 9.1% | 95 | 85 | - 10.5% |
| Closed Sales | 21 | 26 | + 23.8% | 61 | 51 | - 16.4% |
| Median Sales Price* | \$2,000,000 | \$2,162,500 | + 8.1% | \$2,065,000 | \$1,975,000 | - 4.4% |
| Inventory of Homes for Sale | 71 | 68 | - 4.2% | -- | -- | -- |
| Months Supply of Inventory | 3.2 | 3.2 | 0.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 16 | 35 | + 118.8% | 43 | 58 | + 34.9% |
| Percent of Original List Price Received* | 102.3% | 102.5% | + 0.2% | 100.0% | 99.7% | - 0.3% |
| New Listings | 57 | 55 | - 3.5% | 157 | 145 | - 7.6% |

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

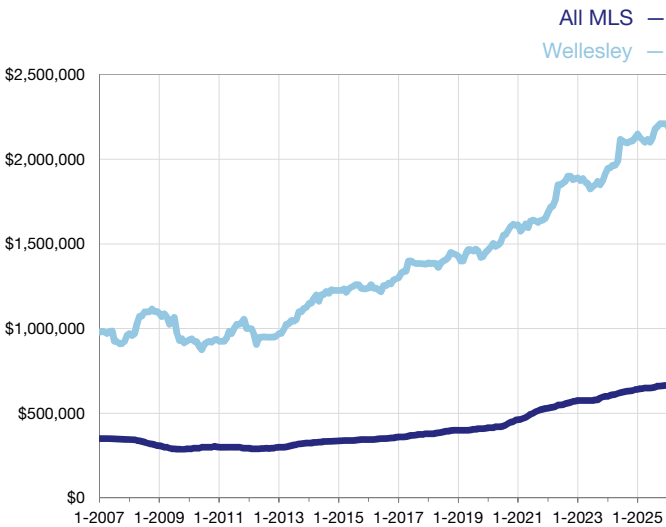
Condominium Properties

| Key Metrics | April | | | Year to Date | | |
|--|-------------|--------------------|----------|--------------|--------------------|----------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 6 | 7 | + 16.7% | 13 | 17 | + 30.8% |
| Closed Sales | 3 | 7 | + 133.3% | 7 | 14 | + 100.0% |
| Median Sales Price* | \$1,307,000 | \$1,397,500 | + 6.9% | \$1,226,000 | \$1,220,000 | - 0.5% |
| Inventory of Homes for Sale | 15 | 10 | - 33.3% | -- | -- | -- |
| Months Supply of Inventory | 4.6 | 2.4 | - 47.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 182 | 31 | - 83.0% | 117 | 61 | - 47.9% |
| Percent of Original List Price Received* | 96.5% | 99.0% | + 2.6% | 97.2% | 97.6% | + 0.4% |
| New Listings | 10 | 6 | - 40.0% | 23 | 23 | 0.0% |

* 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

