

Wellesley

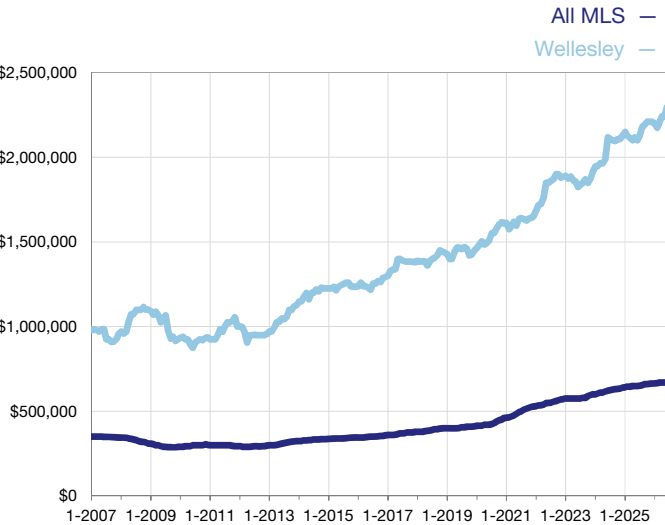
Single-Family Properties	June			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	19	38	+ 100.0%	163	155	- 4.9%
Closed Sales	36	41	+ 13.9%	132	114	- 13.6%
Median Sales Price*	\$2,193,151	\$2,450,000	+ 11.7%	\$2,175,000	\$2,375,000	+ 9.2%
Inventory of Homes for Sale	68	55	- 19.1%	--	--	--
Months Supply of Inventory	3.1	2.6	- 16.1%	--	--	--
Cumulative Days on Market Until Sale	13	24	+ 84.6%	35	47	+ 34.3%
Percent of Original List Price Received*	100.8%	100.7%	- 0.1%	100.3%	100.3%	0.0%
New Listings	28	45	+ 60.7%	233	219	- 6.0%

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

Condominium Properties	June			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	21	27	+ 28.6%
Closed Sales	3	10	+ 233.3%	18	25	+ 38.9%
Median Sales Price*	\$1,568,000	\$1,142,500	- 27.1%	\$1,401,450	\$1,100,000	- 21.5%
Inventory of Homes for Sale	18	12	- 33.3%	--	--	--
Months Supply of Inventory	5.3	2.8	- 47.2%	--	--	--
Cumulative Days on Market Until Sale	79	47	- 40.5%	76	53	- 30.3%
Percent of Original List Price Received*	104.0%	99.8%	- 4.0%	100.0%	98.7%	- 1.3%
New Listings	9	6	- 33.3%	39	38	- 2.6%

* 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

