

Wellesley

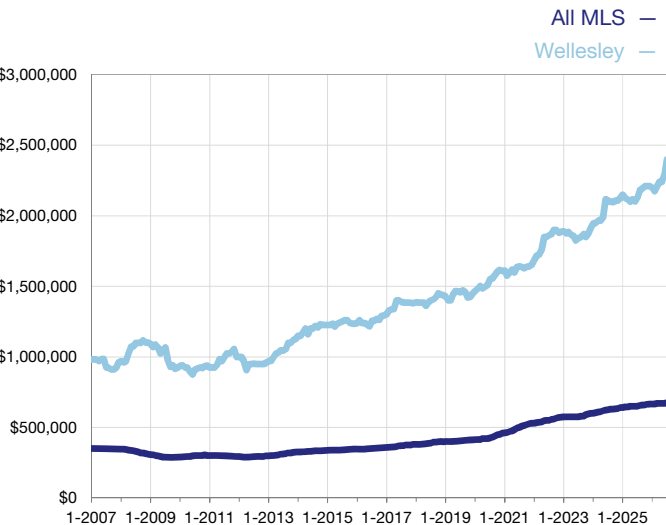
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	21	19	- 9.5%	184	168	- 8.7%
Closed Sales	38	31	- 18.4%	170	145	- 14.7%
Median Sales Price*	\$2,183,702	\$2,772,000	+ 26.9%	\$2,175,000	\$2,450,000	+ 12.6%
Inventory of Homes for Sale	55	56	+ 1.8%	--	--	--
Months Supply of Inventory	2.5	2.7	+ 8.0%	--	--	--
Cumulative Days on Market Until Sale	20	29	+ 45.0%	31	43	+ 38.7%
Percent of Original List Price Received*	99.3%	99.8%	+ 0.5%	100.1%	100.2%	+ 0.1%
New Listings	17	22	+ 29.4%	250	240	- 4.0%

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

Condominium Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	8	+ 166.7%	24	35	+ 45.8%
Closed Sales	5	5	0.0%	23	30	+ 30.4%
Median Sales Price*	\$1,850,000	\$839,000	- 54.6%	\$1,550,000	\$1,057,500	- 31.8%
Inventory of Homes for Sale	20	7	- 65.0%	--	--	--
Months Supply of Inventory	5.9	1.5	- 74.6%	--	--	--
Cumulative Days on Market Until Sale	13	19	+ 46.2%	62	47	- 24.2%
Percent of Original List Price Received*	104.2%	99.0%	- 5.0%	100.9%	98.8%	- 2.1%
New Listings	7	4	- 42.9%	46	42	- 8.7%

* 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

