

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wellesley

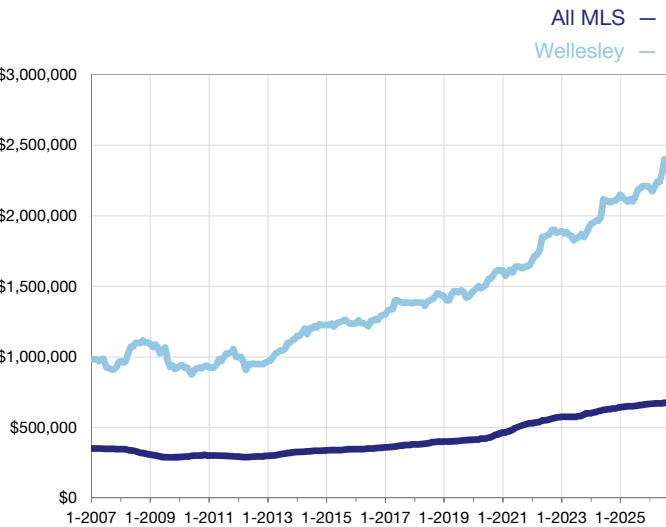
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	9	13	+ 44.4%	193	181	- 6.2%
Closed Sales	34	36	+ 5.9%	204	181	- 11.3%
Median Sales Price*	\$2,450,000	\$2,275,000	- 7.1%	\$2,210,651	\$2,400,000	+ 8.6%
Inventory of Homes for Sale	49	46	- 6.1%	--	--	--
Months Supply of Inventory	2.2	2.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	36	30	- 16.7%	32	41	+ 28.1%
Percent of Original List Price Received*	97.0%	96.7%	- 0.3%	99.6%	99.5%	- 0.1%
New Listings	10	15	+ 50.0%	260	253	- 2.7%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	2	- 66.7%	30	36	+ 20.0%
Closed Sales	3	6	+ 100.0%	26	36	+ 38.5%
Median Sales Price*	\$1,125,000	\$1,437,500	+ 27.8%	\$1,522,950	\$1,087,500	- 28.6%
Inventory of Homes for Sale	17	6	- 64.7%	--	--	--
Months Supply of Inventory	4.9	1.4	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	21	53	+ 152.4%	58	48	- 17.2%
Percent of Original List Price Received*	92.2%	93.3%	+ 1.2%	99.9%	97.8%	- 2.1%
New Listings	4	0	- 100.0%	50	42	- 16.0%

* 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

