

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wellesley

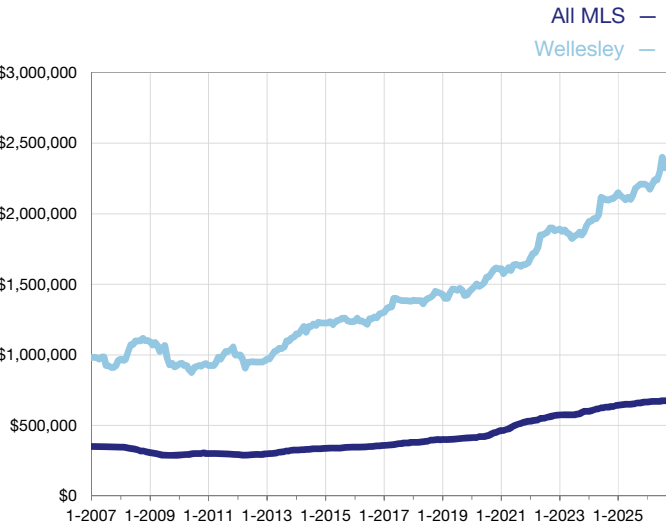
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	26	26	0.0%	219	207	- 5.5%
Closed Sales	9	15	+ 66.7%	213	196	- 8.0%
Median Sales Price*	\$2,050,000	\$3,075,000	+ 50.0%	\$2,210,000	\$2,400,000	+ 8.6%
Inventory of Homes for Sale	71	56	- 21.1%	--	--	--
Months Supply of Inventory	3.2	2.6	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	76	69	- 9.2%	34	43	+ 26.5%
Percent of Original List Price Received*	93.7%	95.8%	+ 2.2%	99.3%	99.2%	- 0.1%
New Listings	59	41	- 30.5%	319	293	- 8.2%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	4	0.0%	34	40	+ 17.6%
Closed Sales	3	4	+ 33.3%	29	40	+ 37.9%
Median Sales Price*	\$1,150,000	\$2,700,000	+ 134.8%	\$1,445,000	\$1,142,500	- 20.9%
Inventory of Homes for Sale	22	5	- 77.3%	--	--	--
Months Supply of Inventory	6.4	1.2	- 81.3%	--	--	--
Cumulative Days on Market Until Sale	193	37	- 80.8%	72	47	- 34.7%
Percent of Original List Price Received*	81.9%	98.3%	+ 20.0%	98.1%	97.9%	- 0.2%
New Listings	11	4	- 63.6%	61	46	- 24.6%

* 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

