Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Wellesley

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	26	**24**	- 7.7%	245	**226**	- 7.8%
Closed Sales	20	**16**	- 20.0%	233	**212**	- 9.0%
Median Sales Price*	$2,547,500	**$2,104,000**	- 17.4%	$2,211,302	**$2,383,750**	+ 7.8%
Inventory of Homes for Sale	56	**45**	- 19.6%	--	--	--
Months Supply of Inventory	2.5	**2.2**	- 12.0%	--	--	--
Cumulative Days on Market Until Sale	36	**35**	- 2.8%	34	**42**	+ 23.5%
Percent of Original List Price Received*	98.4%	**97.8%**	- 0.6%	99.2%	**99.1%**	- 0.1%
New Listings	20	**15**	- 25.0%	339	**304**	- 10.3%

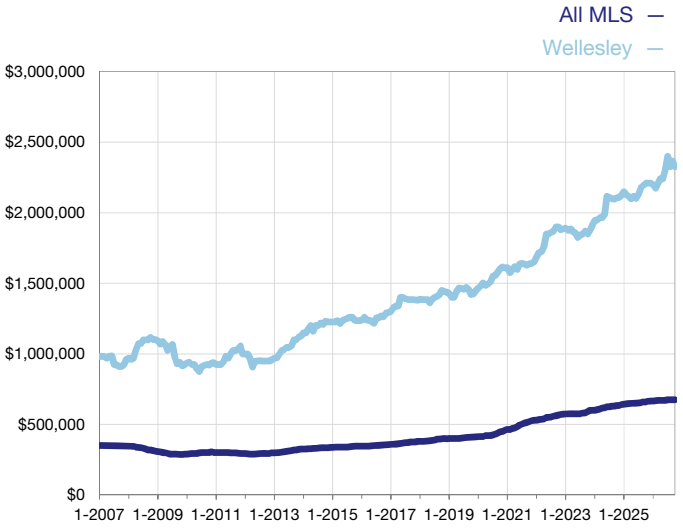
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

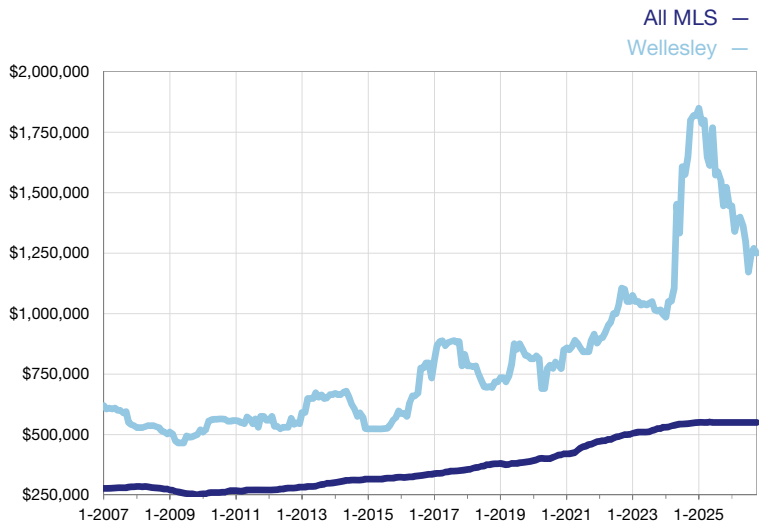
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	6	**0**	- 100.0%	40	**39**	- 2.5%
Closed Sales	5	**0**	- 100.0%	34	**40**	+ 17.6%
Median Sales Price*	$1,340,000	**$0**	- 100.0%	$1,392,500	**$1,142,500**	- 18.0%
Inventory of Homes for Sale	24	**7**	- 70.8%	--	--	--
Months Supply of Inventory	6.7	**1.7**	- 74.6%	--	--	--
Cumulative Days on Market Until Sale	27	**0**	- 100.0%	65	**47**	- 27.7%
Percent of Original List Price Received*	97.7%	**0.0%**	- 100.0%	98.0%	**97.9%**	- 0.1%
New Listings	9	**3**	- 66.7%	70	**48**	- 31.4%

* 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



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