

# Wellesley, MA Area Market Review

2024 vs. 2023 As of June 28, 2024

Prepared by Ryan Cook on Monday, July 01, 2024

## Single Family

Listing Inventory on June 28	2023	2024	Var.	Var. %	Trend
Listing Units	26	44	18	69.23%	↑
Average Days on Market	78	60	-18	-23.08%	↓
Average List Price	\$3,436,142.31	\$3,758,856.82	\$322,714.51	9.39%	↑
Average List \$ / SqFt	\$622.11	\$693.60	\$71.49	11.49%	↑
Approximate Absorption Rate	83.97%	45.27%	-38.70%	-46.09%	↓
Approximate Months Supply of Inventory	1.19	2.21	1.02	85.71%	↑
Listed (Year to Date)	2023	2024	Var.	Var. %	Trend
Listing Units (Taken)	181	215	34	18.78%	↑
Average Original List Price	\$2,580,267.90	\$2,673,643.72	\$93,375.82	3.62%	↑
Average Original List \$ / SqFt	\$630.34	\$664.18	\$33.84	5.37%	↑
Went Pending (Year to Date)	2023	2024	Var.	Var. %	Trend
Listing Units (Went Pending)	156	163	7	4.49%	↑
Average List Price	\$2,309,396.15	\$2,403,108.59	\$93,712.44	4.06%	↑
Average List \$ / SqFt	\$608.44	\$645.14	\$36.70	6.03%	↑
Average Days to Offer	24	19	-5	-20.83%	↓
Listed & Price Changed (Year to Date)	2023	2024	Var.	Var. %	Trend
Listing Units (Price Changed)	27	34	7	25.93%	↑
Average Original List Price	\$2,513,622.22	\$2,708,050.00	\$194,427.78	7.73%	↑
Average Original List \$ / SqFt	\$670.40	\$674.91	\$4.51	0.67%	↑
Sold (Year to Date)	2023	2024	Var.	Var. %	Trend
Closed Units (Sold)	110	121	11	10%	↑
Average Days on Market	26	37	11	42.31%	↑
Average Days to Offer	21	24	3	14.29%	↑
Average Sale Price	\$2,234,015.91	\$2,446,853.79	\$212,837.88	9.53%	↑
Average Sale \$ / SqFt	\$622.26	\$645.87	\$23.61	3.79%	↑
Average List Price	\$2,194,880.00	\$2,408,476.85	\$213,596.85	9.73%	↑
Average List \$ / SqFt	\$598.61	\$627.37	\$28.76	4.80%	↑
Average Original List Price	\$2,214,316.36	\$2,435,424.79	\$221,108.43	9.99%	↑
Average Original List \$ / SqFt	\$604.46	\$634.20	\$29.74	4.92%	↑
Average Sale Price as % of List Price	103.86%	102.66%	-1.20%	-1.16%	↓
Average Sale Price as % of Original List Price	102.99%	101.58%	-1.41%	-1.37%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	1	0	-1	-100%	↓
12-Month Activity as of June 28	2023	2024	Var.	Var. %	Trend
Units Listed	309	324	15	4.85%	↑
Units Price Changed	60	69	9	15%	↑
Units Went Pending	258	248	-10	-3.88%	↓
Units Sold	262	239	-23	-8.78%	↓

# Wellesley, MA Area Market Review

2024 vs. 2023 As of June 28, 2024

Prepared by Ryan Cook on Monday, July 01, 2024

## Single Family

