

Wellesley, MA Area Market Review

2022 - 2026 As of April 16, 2026

Prepared by Joe Wolvek on Thursday, April 16, 2026

Single Family

Listing Inventory on April 16	2022	2023	2024	2025	2026
Listing Units	18	25	26	55	50
Average Days on Market	59	87	62	63	70
Average List Price	\$4,035,277.78	\$3,729,419.60	\$3,713,261.54	\$4,004,534.51	\$3,395,813.98
Average List \$ / SqFt	\$664.05	\$721.57	\$664.38	\$677.76	\$669.39
Approximate Absorption Rate	156.02%	94.67%	72.76%	39.39%	43.33%
Approximate Months Supply of Inventory	0.64	1.06	1.37	2.54	2.31
Listed (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Taken)	121	97	104	136	122
Average Original List Price	\$2,308,733.06	\$2,676,820.52	\$2,665,072.12	\$2,859,851.46	\$2,915,009.01
Average Original List \$ / SqFt	\$583.23	\$638.60	\$657.69	\$662.88	\$681.81
Went Pending (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Went Pending)	107	92	83	91	79
Average List Price	\$2,146,706.54	\$2,552,466.30	\$2,483,189.16	\$2,258,546.15	\$2,666,701.25
Average List \$ / SqFt	\$570.14	\$613.28	\$643.48	\$655.17	\$646.24
Average Days to Offer	9	33	22	18	26
Listed & Price Changed (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Price Changed)	4	12	5	21	19
Average Original List Price	\$3,147,250.00	\$2,597,491.67	\$3,867,960.00	\$3,432,000.00	\$3,160,315.79
Average Original List \$ / SqFt	\$565.04	\$714.82	\$684.48	\$698.21	\$709.34
Sold (Year to Date)	2022	2023	2024	2025	2026
Closed Units (Sold)	68	48	49	51	38
Average Days on Market	32	33	53	49	70
Average Days to Offer	25	27	35	36	40
Average Sale Price	\$2,128,503.25	\$2,105,234.38	\$2,374,138.78	\$2,297,333.33	\$2,282,184.21
Average Sale \$ / SqFt	\$591.97	\$601.26	\$620.09	\$667.73	\$635.20
Average List Price	\$2,047,149.82	\$2,106,516.67	\$2,371,383.65	\$2,331,305.88	\$2,303,392.08
Average List \$ / SqFt	\$555.99	\$593.10	\$614.69	\$667.53	\$635.05
Average Original List Price	\$2,076,664.53	\$2,124,745.83	\$2,413,399.98	\$2,356,584.31	\$2,344,128.92
Average Original List \$ / SqFt	\$561.68	\$599.55	\$625.40	\$675.12	\$646.25
Average Sale Price as % of List Price	106.17%	101.32%	100.49%	99.82%	99.82%
Average Sale Price as % of Original List Price	105.39%	100.32%	98.67%	98.74%	98.28%
Sold Units - Short Sale	0	0	0	0	0
Sold Units - Lender-Owned	0	1	0	0	0
12-Month Activity as of April 16	2022	2023	2024	2025	2026
Units Listed	384	324	297	374	350
Units Price Changed	52	58	62	91	79
Units Went Pending	337	279	232	274	271
Units Sold	337	284	227	260	260

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Condominium

Listing Inventory on April 16	2022	2023	2024	2025	2026
Listing Units	10	13	14	9	11
Average Days on Market	36	69	115	62	42
Average List Price	\$1,866,850.00	\$2,186,338.46	\$1,857,407.14	\$2,086,294.44	\$1,429,884.09
Average List \$ / SqFt	\$1,217.25	\$1,284.21	\$1,052.17	\$1,176.64	\$899.57
Approximate Absorption Rate	30.83%	28.85%	27.98%	61.11%	35.61%
Approximate Months Supply of Inventory	3.24	3.47	3.57	1.64	2.81
Listed (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Taken)	36	28	35	25	22
Average Original List Price	\$1,870,241.67	\$1,810,100.00	\$1,684,471.43	\$1,943,522.00	\$1,197,676.05
Average Original List \$ / SqFt	\$1,012.25	\$1,023.32	\$989.93	\$1,055.10	\$806.86
Went Pending (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Went Pending)	30	14	26	16	15
Average List Price	\$1,811,473.33	\$1,310,842.86	\$1,714,892.31	\$1,445,493.63	\$1,122,964.87
Average List \$ / SqFt	\$850.40	\$704.33	\$1,015.59	\$783.34	\$795.19
Average Days to Offer	46	36	45	32	31
Listed & Price Changed (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Price Changed)	6	3	8	2	3
Average Original List Price	\$1,787,450.00	\$1,347,633.33	\$1,828,262.50	\$1,687,450.00	\$1,503,958.33
Average Original List \$ / SqFt	\$1,011.67	\$851.26	\$1,110.38	\$882.16	\$889.05
Sold (Year to Date)	2022	2023	2024	2025	2026
Closed Units (Sold)	8	6	21	7	11
Average Days on Market	79	70	38	117	74
Average Days to Offer	41	32	22	49	61
Average Sale Price	\$1,106,687.50	\$1,016,500.00	\$2,088,047.62	\$1,513,842.86	\$1,171,800.00
Average Sale \$ / SqFt	\$576.22	\$588.01	\$1,030.85	\$781.92	\$818.54
Average List Price	\$1,100,687.50	\$1,032,166.67	\$2,090,761.90	\$1,531,271.00	\$1,193,322.73
Average List \$ / SqFt	\$566.42	\$600.31	\$1,031.75	\$786.29	\$833.97
Average Original List Price	\$1,100,687.50	\$1,048,833.33	\$2,090,761.90	\$1,565,271.43	\$1,203,777.27
Average Original List \$ / SqFt	\$566.42	\$610.28	\$1,031.75	\$804.41	\$843.53
Average Sale Price as % of List Price	101.80%	98.44%	100.47%	99.91%	98.40%
Average Sale Price as % of Original List Price	101.80%	96.88%	100.47%	97.24%	97.45%
Sold Units - Short Sale	0	0	0	0	0
Sold Units - Lender-Owned	0	0	0	0	0
12-Month Activity as of April 16	2022	2023	2024	2025	2026
Units Listed	80	83	93	83	82
Units Price Changed	16	13	17	17	23
Units Went Pending	62	58	58	46	49
Units Sold	37	45	47	66	47

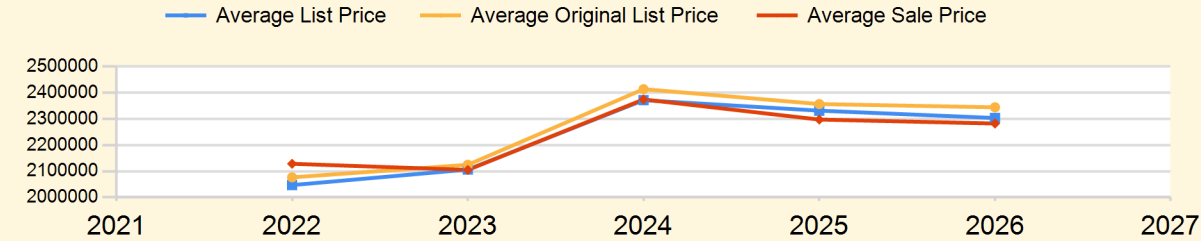
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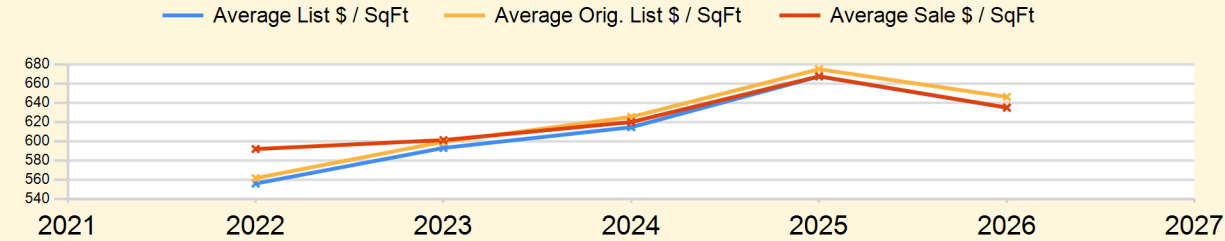
Single Family

Average Price (Sold Inventory - Year to Date)



Solds / Year	2022	2023	2024	2025	2026
List Price	\$2,047,149.82	\$2,106,516.67	\$2,371,383.65	\$2,331,305.88	\$2,303,392.08
Original List Price	\$2,076,664.53	\$2,124,745.83	\$2,413,399.98	\$2,356,584.31	\$2,344,128.92
Sale Price	\$2,128,503.25	\$2,105,234.38	\$2,374,138.78	\$2,297,333.33	\$2,282,184.21

Average Price / SqFt (Sold Inventory - Year to Date)



Solds / Year	2022	2023	2024	2025	2026
List \$ / SqFt	\$555.99	\$593.10	\$614.69	\$667.53	\$635.05
Orig. List \$ / SqFt	\$561.68	\$599.55	\$625.40	\$675.12	\$646.25
Sale \$ / SqFt	\$591.97	\$601.26	\$620.09	\$667.73	\$635.20

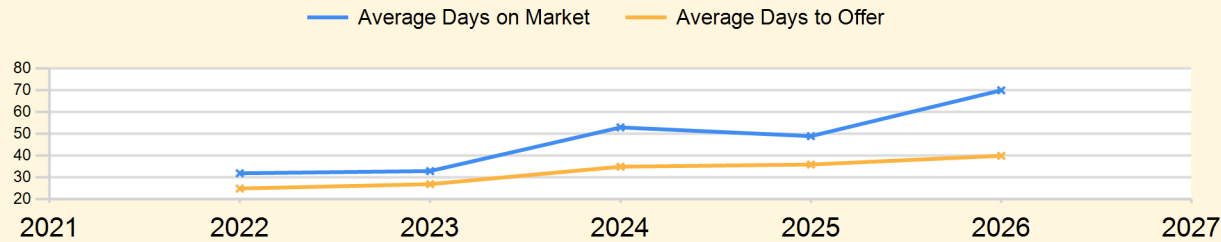
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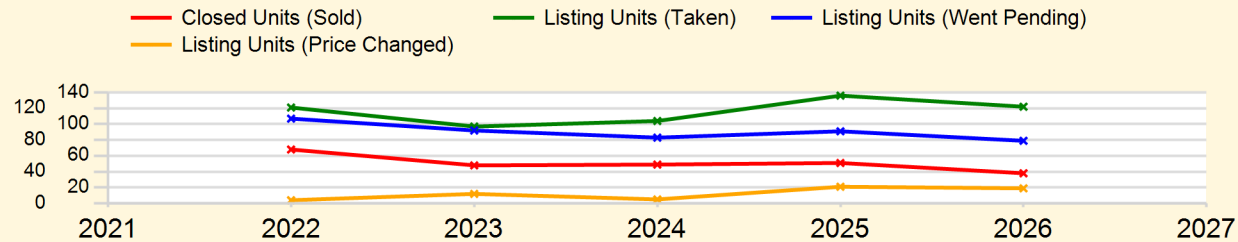
Single Family

Average Days to Offer (Sold Inventory - Year to Date)



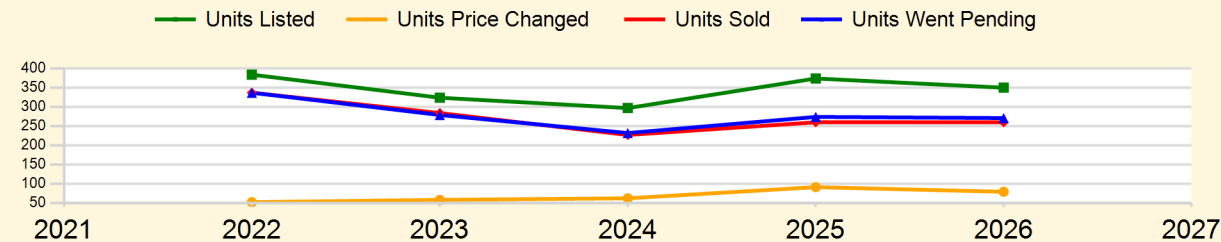
Solds / Year	2022	2023	2024	2025	2026
Days on Market	32	33	53	49	70
Days to Offer	25	27	35	36	40

Listing Units (Year to Date)



Category / Year	2022	2023	2024	2025	2026
Units Sold	68	48	49	51	38
Units Price Changed	4	12	5	21	19
Units Taken	121	97	104	136	122
Units Went Pending	107	92	83	91	79

12 Months Activity



Category / Year	2022	2023	2024	2025	2026
Units Listed	384	324	297	374	350
Units Price Changed	52	58	62	91	79
Units Sold	337	284	227	260	260
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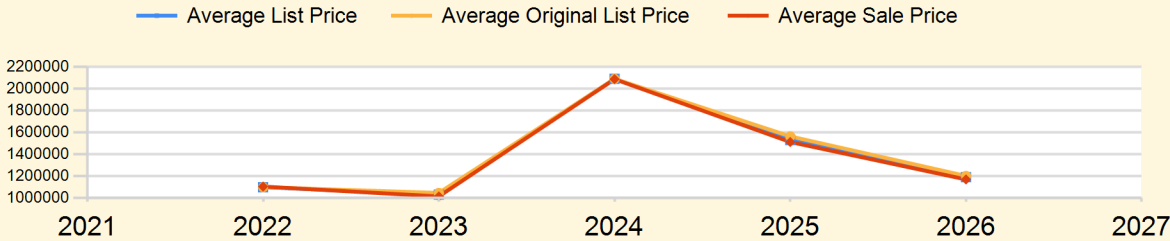
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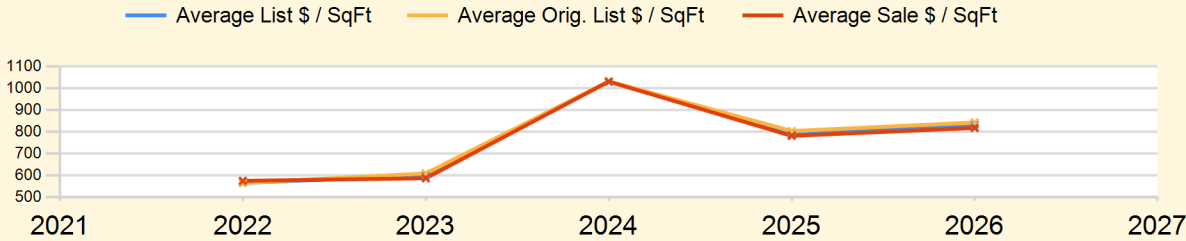
Condominium

Average Price (Sold Inventory - Year to Date)



Solds / Year	2022	2023	2024	2025	2026
List Price	\$1,100,687.50	\$1,032,166.67	\$2,090,761.90	\$1,531,271.00	\$1,193,322.73
Original List Price	\$1,100,687.50	\$1,048,833.33	\$2,090,761.90	\$1,565,271.43	\$1,203,777.27
Sale Price	\$1,106,687.50	\$1,016,500.00	\$2,088,047.62	\$1,513,842.86	\$1,171,800.00

Average Price / SqFt (Sold Inventory - Year to Date)



Solds / Year	2022	2023	2024	2025	2026
List \$ / SqFt	\$566.42	\$600.31	\$1,031.75	\$786.29	\$833.97
Orig. List \$ / SqFt	\$566.42	\$610.28	\$1,031.75	\$804.41	\$843.53
Sale \$ / SqFt	\$576.22	\$588.01	\$1,030.85	\$781.92	\$818.54

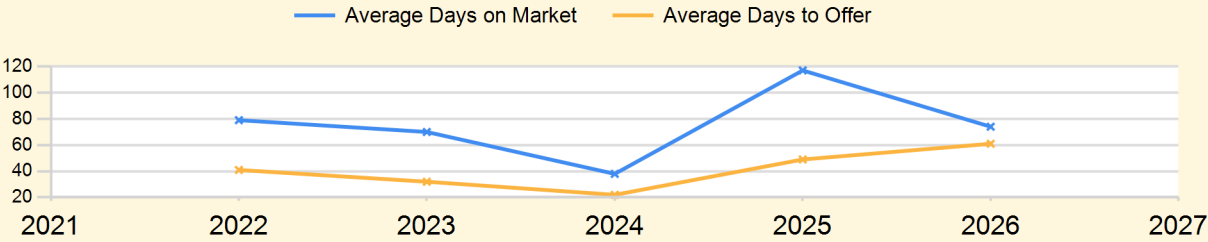
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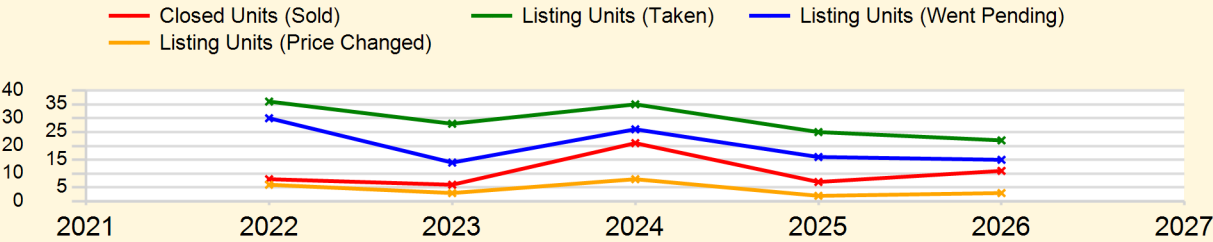
Condominium

Average Days to Offer (Sold Inventory - Year to Date)



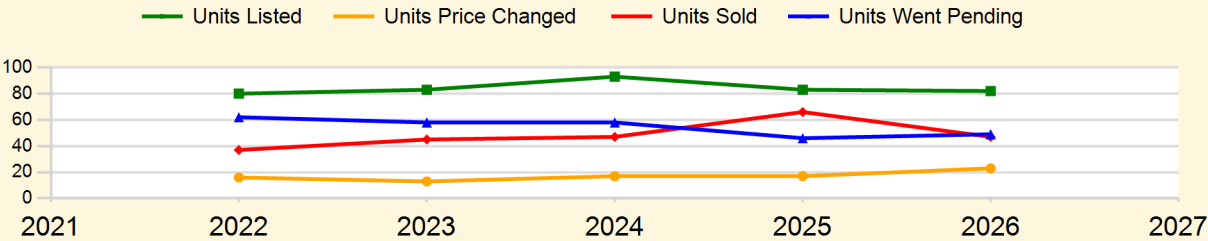
Solds / Year	2022	2023	2024	2025	2026
Days on Market	79	70	38	117	74
Days to Offer	41	32	22	49	61

Listing Units (Year to Date)



Category / Year	2022	2023	2024	2025	2026
Units Sold	8	6	21	7	11
Units Price Changed	6	3	8	2	3
Units Taken	36	28	35	25	22
Units Went Pending	30	14	26	16	15

12 Months Activity



Category / Year	2022	2023	2024	2025	2026
Units Listed	80	83	93	83	82
Units Price Changed	16	13	17	17	23
Units Sold	37	45	47	66	47
Units Went Pending	62	58	58	46	49