

# Wellesley, MA Area Market Review

2023 vs. 2022 As of June 30, 2023

Prepared by Deborah Fogarty on Friday, July 07, 2023

## Single Family

Listing Inventory on June 30	2022	2023	Var.	Var. %	Trend
Listing Units	25	23	-2	-8%	↓
Average Days on Market	58	70	12	20.69%	↑
Average List Price	\$3,507,832.00	\$3,693,469.57	\$185,637.57	5.29%	↑
Average List \$ / SqFt	\$600.50	\$635.66	\$35.16	5.86%	↑
Approximate Absorption Rate	116.00%	95.65%	-20.35%	-17.54%	↓
Approximate Months Supply of Inventory	0.86	1.05	0.19	22.09%	↑