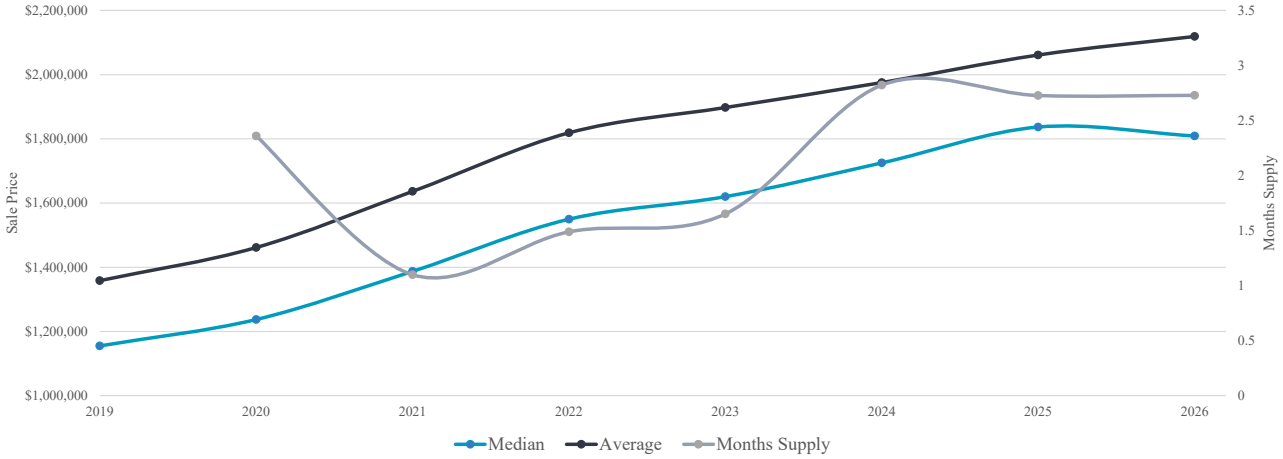
Wellesley Office - Neighborhood Trends

YTD 10/30/2026



Wellesley	2020	2021	2022	2023	2024	2025	2026
YTD Sales	285	280	264	195	220	231	212
Total Sales	345	330	306	223	253	272	-
Median *($000's)*	$1,633	$1,660	$1,955	$1,895	$2,107	$2,211	$2,384
Average *($000's)*	$1,857	$1,976	$2,111	$2,223	$2,302	$2,487	$2,648
Avg PSF	$494	$555	$609	$626	$658	$658	$658
Avg DOM	46	25	18	31	24	29	34
Avg Acres	0.46	0.45	0.43	0.43	0.41	0.42	0.33
Listing Inventory	45	28	34	44	40	48	44
Mo Supply	1.8	1.0	1.2	1.7	2.2	2.3	1.9
750k+	276	276	260	192	220	228	212
1M+	241	257	246	182	212	223	209
2M+	84	105	130	86	121	142	133
3M+	32	36	38	36	45	53	65
4M+	12	16	14	15	16	21	32

Weston	2020	2021	2022	2023	2024	2025	2026
YTD Sales	139	158	110	111	90	99	89
Total Sales	170	180	130	127	101	122	-
Median *($000's)*	$1,600	$1,960	$2,380	$2,230	$2,368	$2,650	$2,565
Average *($000's)*	$2,097	$2,343	$2,647	$2,926	$2,836	$3,021	$3,333
Avg PSF	$413	$471	$556	$567	$580	$596	$596
Avg DOM	71	54	35	61	51	53	64
Avg Acres	1.43	1.53	1.53	1.44	1.39	1.55	1.33
Listing Inventory	60	28	43	29	37	36	37
Mo Supply	4.7	2.0	2.9	2.7	3.5	4.3	3.6
750k+	137	156	108	111	90	99	89
1M+	120	142	104	109	88	98	87
2M+	47	78	67	67	56	72	61
3M+	26	38	27	34	26	36	32
4M+	13	17	14	20	16	16	19

Newton	2020	2021	2022	2023	2024	2025	2026
YTD Sales	462	540	454	371	411	431	391
Total Sales	578	653	534	428	478	528	-
Median *($000's)*	$1,313	$1,533	$1,650	$1,800	$1,830	$1,950	$1,850
Average *($000's)*	$1,495	$1,766	$1,969	$1,998	$2,125	$2,153	$2,128
Avg PSF	$479	$530	$584	$584	$618	$621	$626
Avg DOM	41	31	26	32	34	36	36
Avg Acres	0.27	0.28	0.29	0.28	0.28	0.28	0.22
Listing Inventory	128	54	80	85	117	114	141
Mo Supply	2.6	1.1	1.5	1.9	3.3	2.9	3.2
750k+	431	527	439	360	402	427	385
1M+	333	444	389	326	371	402	359
2M+	80	150	167	153	177	204	178
3M+	27	46	62	53	71	72	66
4M+	7	18	23	21	34	23	21

Needham	2020	2021	2022	2023	2024	2025	2026
YTD Sales	228	254	234	207	188	220	216
Total Sales	292	297	268	248	225	252	-
Median *($000's)*	$1,228	$1,350	$1,500	$1,476	$1,715	$1,800	$1,773
Average *($000's)*	$1,358	$1,454	$1,677	$1,643	$1,874	$1,962	$1,996
Avg PSF	$414	$458	$537	$511	$538	$552	$560
Avg DOM	35	22	18	32	30	32	36
Avg Acres	0.38	0.43	0.37	0.44	0.43	0.37	0.33
Listing Inventory	48	20	38	29	49	46	53
Mo Supply	1.9	0.8	1.5	1.3	2.4	2.5	2.5
750k+	216	248	230	204	186	219	213
1M+	158	197	198	171	176	200	200
2M+	20	40	69	58	67	93	91
3M+	3	3	8	6	14	20	24
4M+	0	1	3	0	6	5	4

Natick	2020	2021	2022	2023	2024	2025	2026
YTD Sales	293	302	244	195	212	249	231
Total Sales	361	357	298	228	251	282	-
Median *($000's)*	$688	$736	$902	$916	$979	$1,100	$1,075
Average *($000's)*	$771	$849	$1,007	$1,084	$1,140	$1,244	$1,259
Avg PSF	$339	$384	$422	$436	$463	$471	$471
Avg DOM	36	22	26	31	27	30	34
Avg Acres	0.47	0.43	0.47	0.54	0.44	0.46	0.38
Listing Inventory	38	26	30	26	44	43	45
Mo Supply	1.3	0.9	1.0	1.0	2.3	2.1	1.9
750k+	124	147	168	139	168	215	198
1M+	67	78	97	87	101	142	126
2M+	0	1	5	9	13	22	23
3M+	0	0	0	0	1	0	4
4M+	0	0	0	0	0	0	0

Dover	2020	2021	2022	2023	2024	2025	2026
YTD Sales	93	66	69	49	52	51	56
Total Sales	111	85	77	60	65	61	-
Median *($000's)*	$1,345	$1,470	$1,700	$1,695	$1,680	$1,905	$2,030
Average *($000's)*	$1,562	$1,745	$1,877	$2,019	$1,922	$2,154	$2,337
Avg PSF	$316	$372	$432	$389	$427	$440	$470
Avg DOM	118	90	45	42	27	54	56
Avg Acres	2.74	2.62	2.58	2.69	1.72	2.00	2.62
Listing Inventory	28	14	11	9	22	25	25
Mo Supply	4.4	1.5	1.6	1.4	4.4	4.6	4.9
750k+	89	64	67	48	52	51	55
1M+	68	58	60	46	48	47	55
2M+	21	14	25	16	14	23	29
3M+	7	5	8	6	6	9	11
4M+	0	2	2	3	2	2	6

Data are taken from sources deemed reliable but are subject to errors and omissions.
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