

Wellesley Hills 02481

ZIP code · MA · Massachusetts > Norfolk County

SELLER'S MARKET

\$2.7M

MEDIAN SALE PRICE

+20.6%

1-YR CHANGE

196

SALES (12 MO)

\$2.2M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

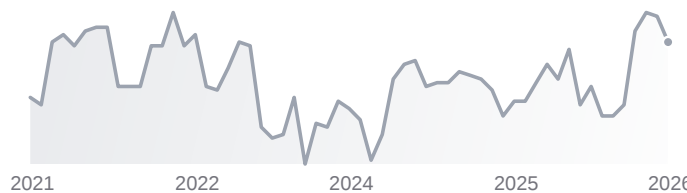
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

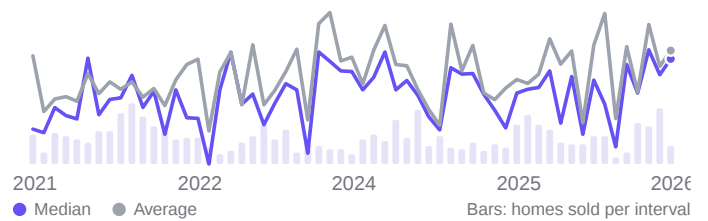
Market temperature (0-100)

71 / 100



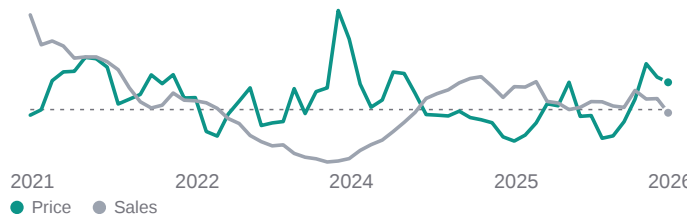
Sale prices

Median \$2.7M · Average \$2.8M



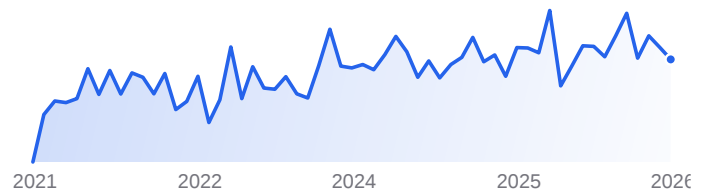
Growth (year over year)

Price +20.6% · Sales -2.5%



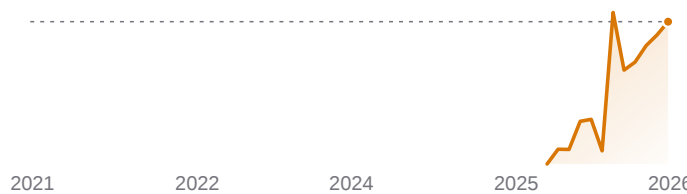
Price per square foot

\$747/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

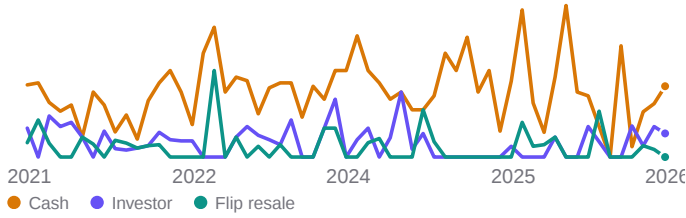
4.3%



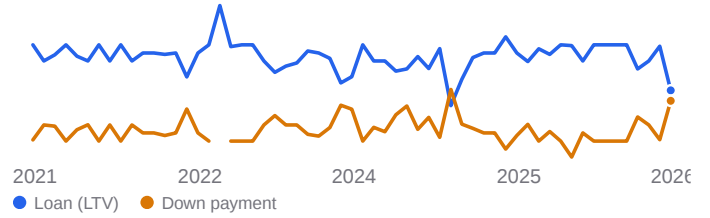
BUYERS & OUTCOMES

Buyer mix

Cash 27% · Investor 9.1% · Flip resale 0%

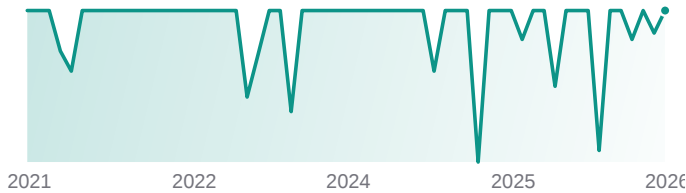


Financing (share of purchase price) Loan (LTV) 52% · Down payment 45%



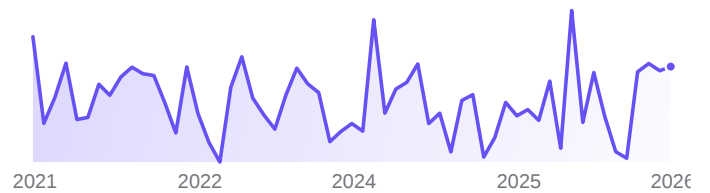
Sellers who sold at a gain

100%



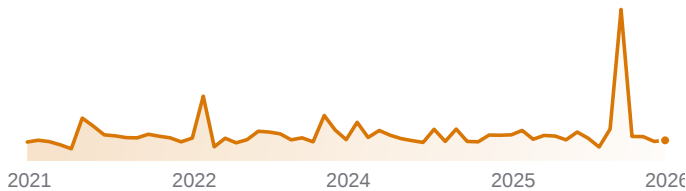
Typical hold before selling

15.5 yrs



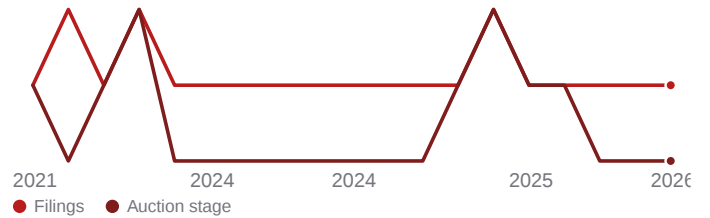
Median annualized return at resale

+4.5%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,594
Median value (AVM)	\$2.2M
Median size	2,963 ft²
Median bedrooms	4
Median year built	1949
Single family	97%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.1%
Owner occupied	92%
Company owned	20%
Median loan-to-value	40%

Typical ownership tenure

13.1 yrs

COMMUNITY

Population	16,028
Density	2,822 / mi²
Median household income	\$239K
Average household income	\$336K
Crime index (US avg 100)	58
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	74
Homes occupied	96%
Bachelor's or higher	34%
Poverty rate	3.5%
Unemployment	1.1%
Average temp	49°F
Annual precip	47 in
Sunshine	52%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.