

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wayland

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	8	12	+ 50.0%	107	94	- 12.1%
Closed Sales	21	23	+ 9.5%	100	88	- 12.0%
Median Sales Price*	\$700,000	\$766,000	+ 9.4%	\$767,000	\$766,000	- 0.1%
Inventory of Homes for Sale	27	46	+ 70.4%	--	--	--
Months Supply of Inventory	1.9	3.8	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	57	30	- 47.4%	60	48	- 20.0%
Percent of Original List Price Received*	99.1%	98.1%	- 1.0%	98.8%	97.3%	- 1.5%
New Listings	13	21	+ 61.5%	130	144	+ 10.8%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	4	1	- 75.0%	29	25	- 13.8%
Closed Sales	8	6	- 25.0%	26	20	- 23.1%
Median Sales Price*	\$685,400	\$513,750	- 25.0%	\$702,500	\$605,000	- 13.9%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	1.2	2.5	+ 108.3%	--	--	--
Cumulative Days on Market Until Sale	32	55	+ 71.9%	52	54	+ 3.8%
Percent of Original List Price Received*	99.7%	92.1%	- 7.6%	98.5%	96.3%	- 2.2%
New Listings	2	3	+ 50.0%	33	34	+ 3.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

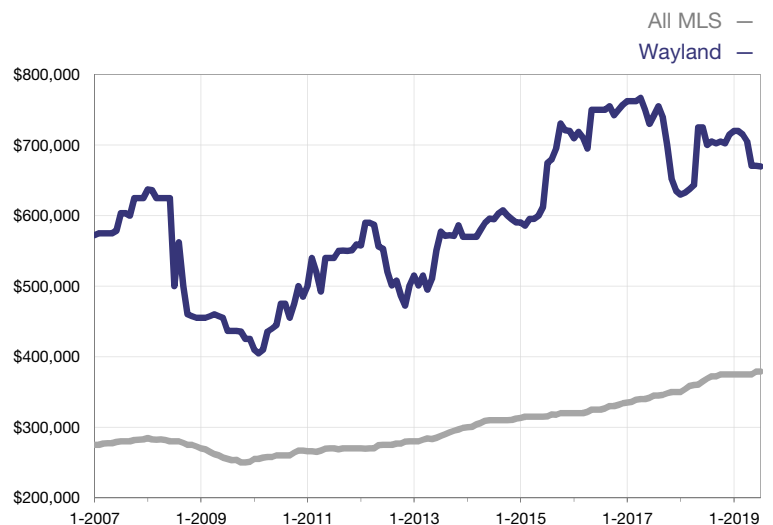
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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