

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wayland

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	4	3	- 25.0%
Closed Sales	8	5	- 37.5%	8	5	- 37.5%
Median Sales Price*	\$824,950	\$965,000	+ 17.0%	\$824,950	\$965,000	+ 17.0%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	38	17	- 55.3%	38	17	- 55.3%
Percent of Original List Price Received*	99.4%	98.7%	- 0.7%	99.4%	98.7%	- 0.7%
New Listings	10	5	- 50.0%	10	5	- 50.0%

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

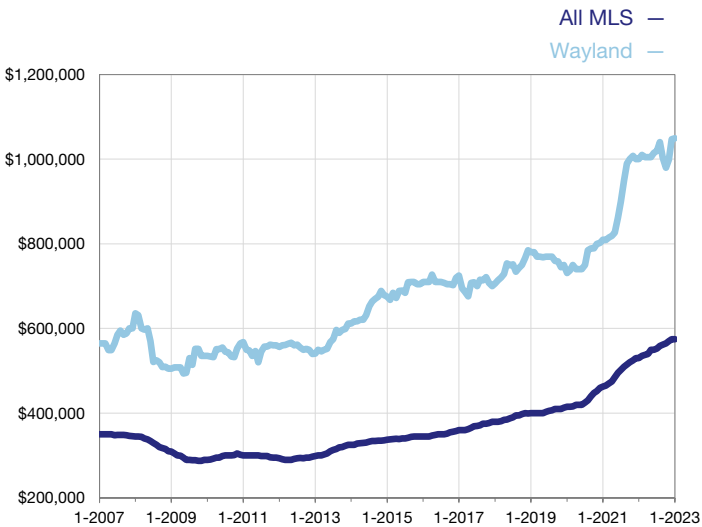
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
Closed Sales	1	4	+ 300.0%	1	4	+ 300.0%
Median Sales Price*	\$697,500	\$567,500	- 18.6%	\$697,500	\$567,500	- 18.6%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	78	52	- 33.3%	78	52	- 33.3%
Percent of Original List Price Received*	100.0%	93.5%	- 6.5%	100.0%	93.5%	- 6.5%
New Listings	2	2	0.0%	2	2	0.0%

* 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

