

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wayland

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	23	25	+ 8.7%	44	49	+ 11.4%
Closed Sales	7	9	+ 28.6%	21	27	+ 28.6%
Median Sales Price*	\$740,000	\$1,130,000	+ 52.7%	\$735,000	\$900,000	+ 22.4%
Inventory of Homes for Sale	33	7	- 78.8%	--	--	--
Months Supply of Inventory	2.5	0.4	- 84.0%	--	--	--
Cumulative Days on Market Until Sale	39	95	+ 143.6%	68	60	- 11.8%
Percent of Original List Price Received*	99.3%	101.5%	+ 2.2%	94.3%	100.9%	+ 7.0%
New Listings	23	24	+ 4.3%	63	51	- 19.0%

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

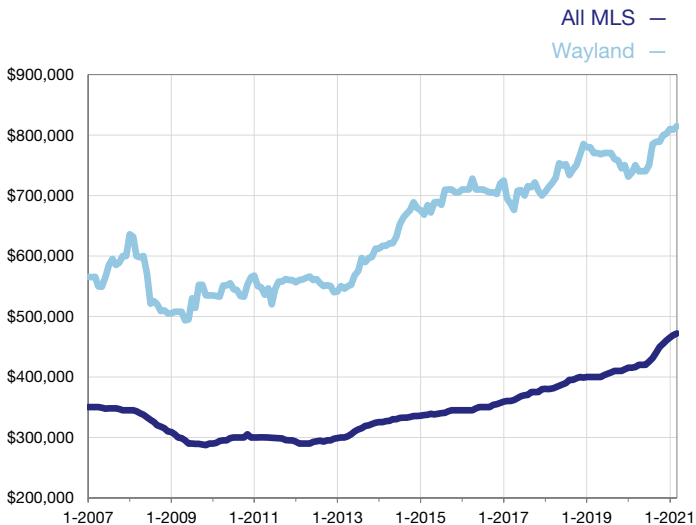
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	6	+ 20.0%	12	6	- 50.0%
Closed Sales	3	1	- 66.7%	9	4	- 55.6%
Median Sales Price*	\$912,000	\$680,000	- 25.4%	\$785,000	\$707,500	- 9.9%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	2.1	0.6	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	35	170	+ 385.7%	82	73	- 11.0%
Percent of Original List Price Received*	97.5%	98.6%	+ 1.1%	95.7%	98.7%	+ 3.1%
New Listings	3	5	+ 66.7%	15	7	- 53.3%

* 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

