

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wayland

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	19	20	+ 5.3%	73	86	+ 17.8%
Closed Sales	17	17	0.0%	55	59	+ 7.3%
Median Sales Price*	\$850,000	\$1,060,000	+ 24.7%	\$745,000	\$975,000	+ 30.9%
Inventory of Homes for Sale	37	7	- 81.1%	--	--	--
Months Supply of Inventory	2.8	0.4	- 85.7%	--	--	--
Cumulative Days on Market Until Sale	20	34	+ 70.0%	50	53	+ 6.0%
Percent of Original List Price Received*	98.2%	103.8%	+ 5.7%	96.7%	102.6%	+ 6.1%
New Listings	25	16	- 36.0%	102	89	- 12.7%

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

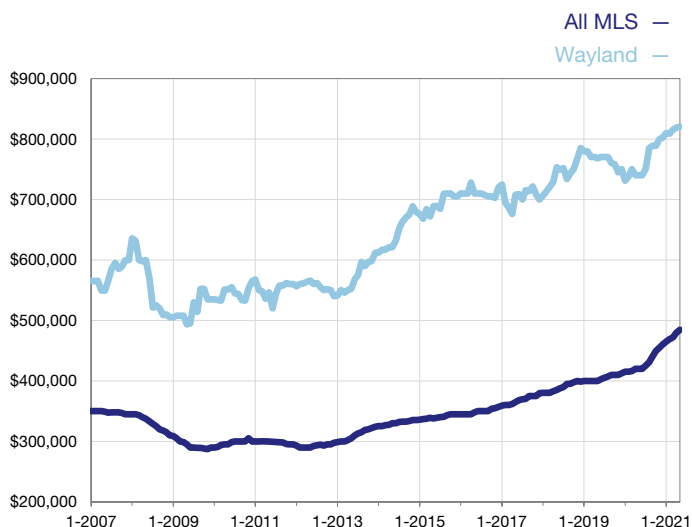
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	6	+ 200.0%	17	20	+ 17.6%
Closed Sales	4	3	- 25.0%	17	11	- 35.3%
Median Sales Price*	\$552,500	\$715,000	+ 29.4%	\$700,700	\$715,000	+ 2.0%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	105	20	- 81.0%	72	51	- 29.2%
Percent of Original List Price Received*	98.1%	105.0%	+ 7.0%	97.8%	101.2%	+ 3.5%
New Listings	3	4	+ 33.3%	20	19	- 5.0%

* 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

