

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wayland

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	5	- 58.3%	16	8	- 50.0%
Closed Sales	4	1	- 75.0%	12	7	- 41.7%
Median Sales Price*	\$871,353	\$449,000	- 48.5%	\$824,950	\$530,000	- 35.8%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	40	192	+ 380.0%	39	44	+ 12.8%
Percent of Original List Price Received*	108.0%	89.8%	- 16.9%	102.2%	96.6%	- 5.5%
New Listings	11	6	- 45.5%	21	11	- 47.6%

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

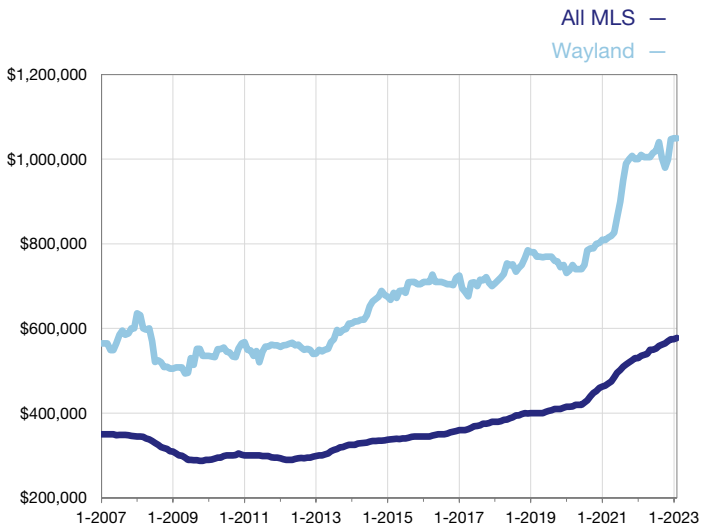
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	0	- 100.0%	5	1	- 80.0%
Closed Sales	1	1	0.0%	2	5	+ 150.0%
Median Sales Price*	\$775,000	\$525,000	- 32.3%	\$736,250	\$545,000	- 26.0%
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	4	8	+ 100.0%	41	43	+ 4.9%
Percent of Original List Price Received*	124.0%	100.0%	- 19.4%	112.0%	94.8%	- 15.4%
New Listings	4	0	- 100.0%	6	2	- 66.7%

* 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

