

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wayland

Single-Family Properties

| Key Metrics | April | | | Year to Date | | |
|--|-------------|--------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 13 | 10 | - 23.1% | 35 | 29 | - 17.1% |
| Closed Sales | 4 | 7 | + 75.0% | 27 | 20 | - 25.9% |
| Median Sales Price* | \$1,075,000 | \$1,165,000 | + 8.4% | \$950,000 | \$952,500 | + 0.3% |
| Inventory of Homes for Sale | 14 | 14 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 1.3 | + 18.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 52 | 20 | - 61.5% | 29 | 37 | + 27.6% |
| Percent of Original List Price Received* | 111.4% | 105.4% | - 5.4% | 105.6% | 102.2% | - 3.2% |
| New Listings | 17 | 14 | - 17.6% | 48 | 38 | - 20.8% |

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

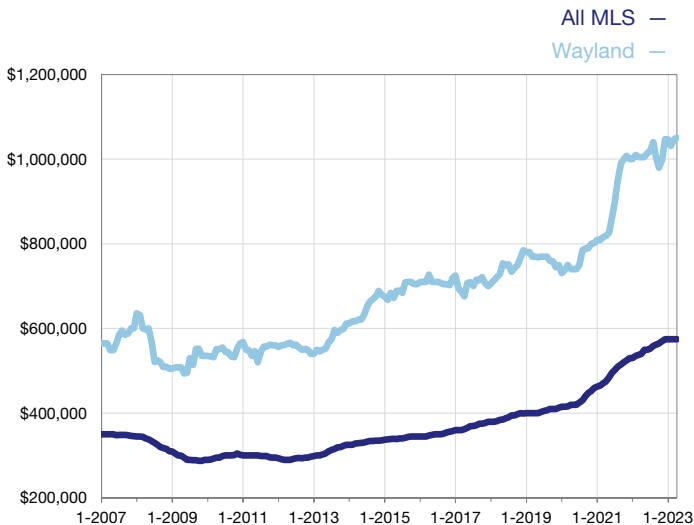
Condominium Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|--------------------|----------|--------------|------------------|----------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 3 | 2 | - 33.3% | 13 | 5 | - 61.5% |
| Closed Sales | 7 | 1 | - 85.7% | 11 | 6 | - 45.5% |
| Median Sales Price* | \$875,000 | \$1,050,000 | + 20.0% | \$770,000 | \$567,500 | - 26.3% |
| Inventory of Homes for Sale | 4 | 2 | - 50.0% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 0.7 | - 46.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 14 | 93 | + 564.3% | 19 | 51 | + 168.4% |
| Percent of Original List Price Received* | 108.9% | 91.3% | - 16.2% | 108.8% | 94.2% | - 13.4% |
| New Listings | 3 | 1 | - 66.7% | 15 | 6 | - 60.0% |

* 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

