

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wayland

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	30	15	- 50.0%	65	44	- 32.3%
Closed Sales	9	8	- 11.1%	36	28	- 22.2%
Median Sales Price*	\$1,200,000	<b>\$1,175,000</b>	- 2.1%	\$1,012,500	<b>\$1,060,000</b>	+ 4.7%
Inventory of Homes for Sale	12	16	+ 33.3%	--	--	--
Months Supply of Inventory	0.9	1.6	+ 77.8%	--	--	--
Cumulative Days on Market Until Sale	16	20	+ 25.0%	26	32	+ 23.1%
Percent of Original List Price Received*	105.4%	<b>109.4%</b>	+ 3.8%	105.5%	<b>104.2%</b>	- 1.2%
New Listings	28	21	- 25.0%	76	58	- 23.7%

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

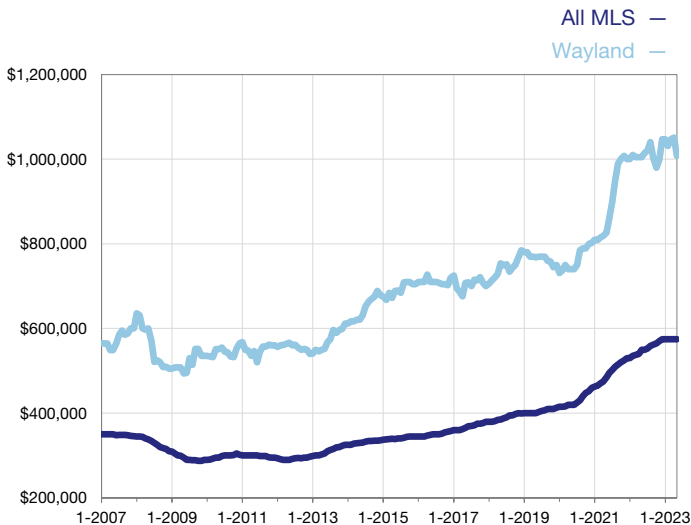
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	5	+ 25.0%	17	9	- 47.1%
Closed Sales	2	1	- 50.0%	13	7	- 46.2%
Median Sales Price*	\$980,625	<b>\$605,000</b>	- 38.3%	\$775,000	<b>\$590,000</b>	- 23.9%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	2.8	1.1	- 60.7%	--	--	--
Cumulative Days on Market Until Sale	25	45	+ 80.0%	20	50	+ 150.0%
Percent of Original List Price Received*	103.7%	<b>94.5%</b>	- 8.9%	108.1%	<b>94.3%</b>	- 12.8%
New Listings	9	5	- 44.4%	24	11	- 54.2%

\* 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

