

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wayland

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	13	- 23.5%	101	71	- 29.7%
Closed Sales	14	12	- 14.3%	74	54	- 27.0%
Median Sales Price*	\$1,240,000	\$1,432,500	+ 15.5%	\$1,050,000	\$1,122,500	+ 6.9%
Inventory of Homes for Sale	14	15	+ 7.1%	--	--	--
Months Supply of Inventory	1.0	1.7	+ 70.0%	--	--	--
Cumulative Days on Market Until Sale	16	13	- 18.8%	21	26	+ 23.8%
Percent of Original List Price Received*	106.2%	108.3%	+ 2.0%	107.5%	105.4%	- 2.0%
New Listings	16	12	- 25.0%	117	87	- 25.6%

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

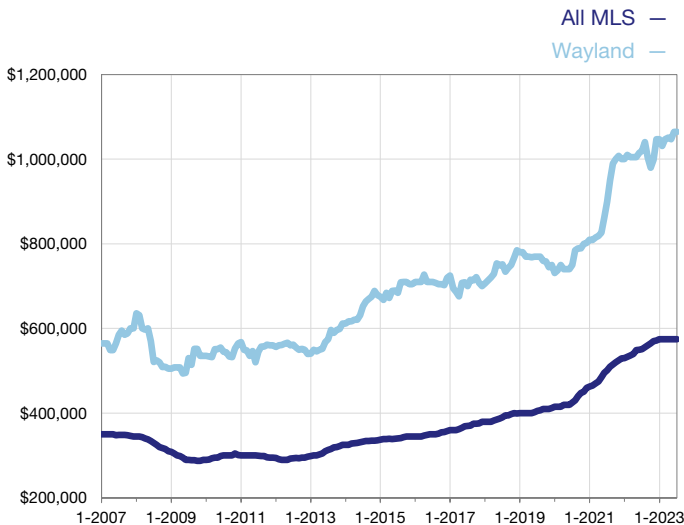
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	27	14	- 48.1%
Closed Sales	3	2	- 33.3%	20	13	- 35.0%
Median Sales Price*	\$720,000	\$912,500	+ 26.7%	\$807,500	\$817,000	+ 1.2%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	1.7	0.4	- 76.5%	--	--	--
Cumulative Days on Market Until Sale	45	24	- 46.7%	23	42	+ 82.6%
Percent of Original List Price Received*	97.9%	103.5%	+ 5.7%	107.8%	96.2%	- 10.8%
New Listings	3	2	- 33.3%	32	14	- 56.3%

* 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

