

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wayland

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	6	- 33.3%	119	84	- 29.4%
Closed Sales	11	12	+ 9.1%	113	81	- 28.3%
Median Sales Price*	\$845,000	\$1,046,500	+ 23.8%	\$1,055,000	\$1,070,000	+ 1.4%
Inventory of Homes for Sale	18	27	+ 50.0%	--	--	--
Months Supply of Inventory	1.4	3.1	+ 121.4%	--	--	--
Cumulative Days on Market Until Sale	31	36	+ 16.1%	21	27	+ 28.6%
Percent of Original List Price Received*	97.1%	99.2%	+ 2.2%	105.9%	103.9%	- 1.9%
New Listings	17	21	+ 23.5%	141	113	- 19.9%

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

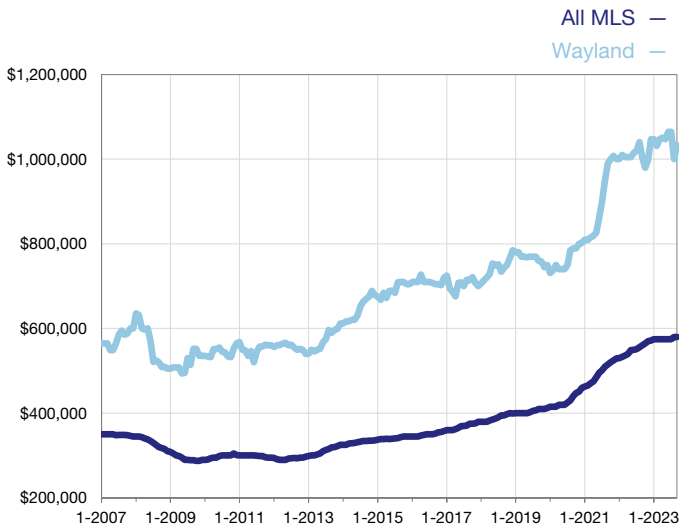
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	30	18	- 40.0%
Closed Sales	1	1	0.0%	28	16	- 42.9%
Median Sales Price*	\$690,000	\$585,000	- 15.2%	\$772,500	\$893,500	+ 15.7%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	2.3	0.4	- 82.6%	--	--	--
Cumulative Days on Market Until Sale	37	21	- 43.2%	24	41	+ 70.8%
Percent of Original List Price Received*	94.5%	99.3%	+ 5.1%	106.4%	95.8%	- 10.0%
New Listings	5	4	- 20.0%	38	19	- 50.0%

* 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

