

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wayland

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	14	+ 27.3%	130	98	- 24.6%
Closed Sales	12	10	- 16.7%	125	91	- 27.2%
Median Sales Price*	\$892,500	\$1,026,000	+ 15.0%	\$1,047,000	\$1,070,000	+ 2.2%
Inventory of Homes for Sale	14	16	+ 14.3%	--	--	--
Months Supply of Inventory	1.2	1.8	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	35	30	- 14.3%	22	27	+ 22.7%
Percent of Original List Price Received*	99.8%	102.4%	+ 2.6%	105.4%	103.7%	- 1.6%
New Listings	8	8	0.0%	149	121	- 18.8%

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

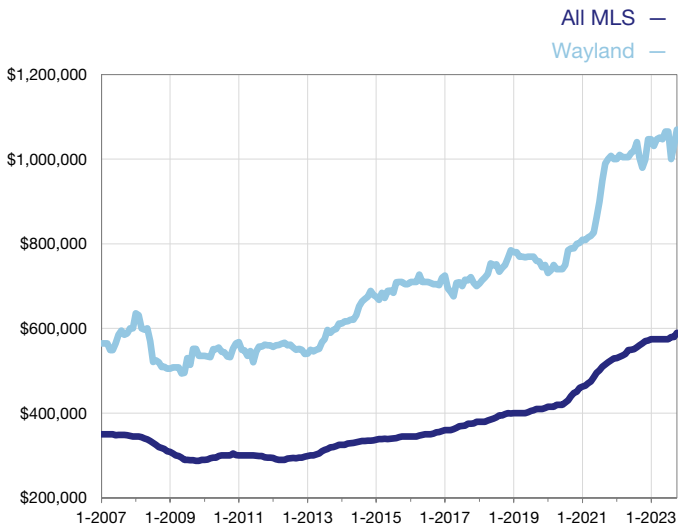
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	1	- 75.0%	34	18	- 47.1%
Closed Sales	3	1	- 66.7%	31	17	- 45.2%
Median Sales Price*	\$530,000	\$1,520,000	+ 186.8%	\$730,000	\$970,000	+ 32.9%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	29	101	+ 248.3%	24	45	+ 87.5%
Percent of Original List Price Received*	96.2%	92.1%	- 4.3%	105.4%	95.6%	- 9.3%
New Listings	1	1	0.0%	39	20	- 48.7%

\* 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

