

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wayland

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	5	+ 66.7%	133	103	- 22.6%
Closed Sales	6	9	+ 50.0%	131	100	- 23.7%
Median Sales Price*	\$1,227,500	\$1,055,000	- 14.1%	\$1,050,000	\$1,065,000	+ 1.4%
Inventory of Homes for Sale	14	19	+ 35.7%	--	--	--
Months Supply of Inventory	1.2	2.1	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	32	18	- 43.8%	23	26	+ 13.0%
Percent of Original List Price Received*	99.8%	103.6%	+ 3.8%	105.1%	103.7%	- 1.3%
New Listings	5	10	+ 100.0%	154	131	- 14.9%

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

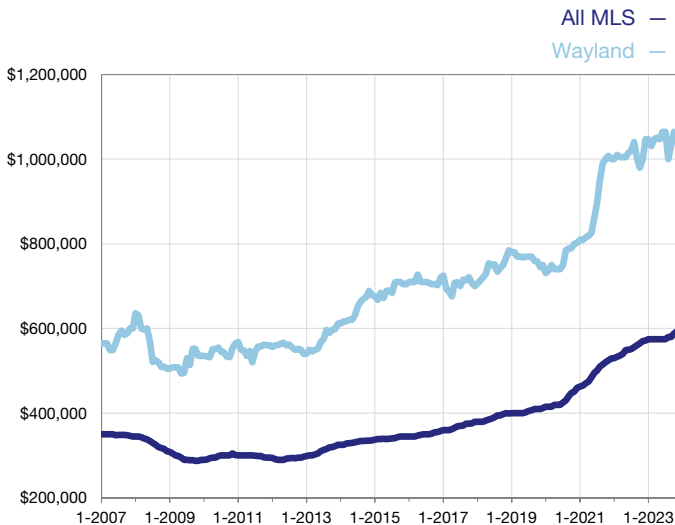
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	36	21	- 41.7%
Closed Sales	3	3	0.0%	34	20	- 41.2%
Median Sales Price*	\$875,000	\$1,050,000	+ 20.0%	\$772,500	\$982,450	+ 27.2%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	11	9	- 18.2%	23	39	+ 69.6%
Percent of Original List Price Received*	106.3%	104.5%	- 1.7%	105.5%	97.0%	- 8.1%
New Listings	1	3	+ 200.0%	40	23	- 42.5%

* 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

