

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wayland

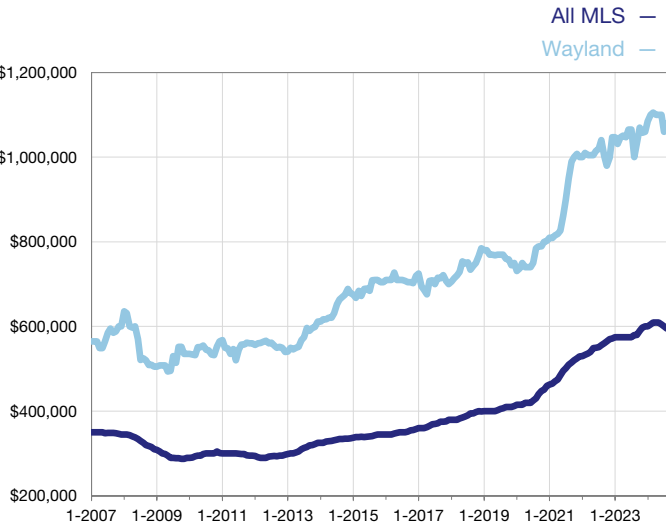
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	14	+ 100.0%	78	94	+ 20.5%
Closed Sales	15	18	+ 20.0%	69	88	+ 27.5%
Median Sales Price*	\$1,000,042	\$1,074,500	+ 7.4%	\$1,120,000	\$1,162,500	+ 3.8%
Inventory of Homes for Sale	15	18	+ 20.0%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	23	14	- 39.1%	25	27	+ 8.0%
Percent of Original List Price Received*	102.4%	101.0%	- 1.4%	104.7%	99.1%	- 5.3%
New Listings	5	12	+ 140.0%	93	122	+ 31.2%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	14	17	+ 21.4%
Closed Sales	2	1	- 50.0%	15	20	+ 33.3%
Median Sales Price*	\$1,007,500	\$1,050,000	+ 4.2%	\$970,000	\$908,063	- 6.4%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	43	9	- 79.1%	43	49	+ 14.0%
Percent of Original List Price Received*	91.9%	95.5%	+ 3.9%	95.6%	98.7%	+ 3.2%
New Listings	2	0	- 100.0%	16	13	- 18.8%

* 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

