

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wayland

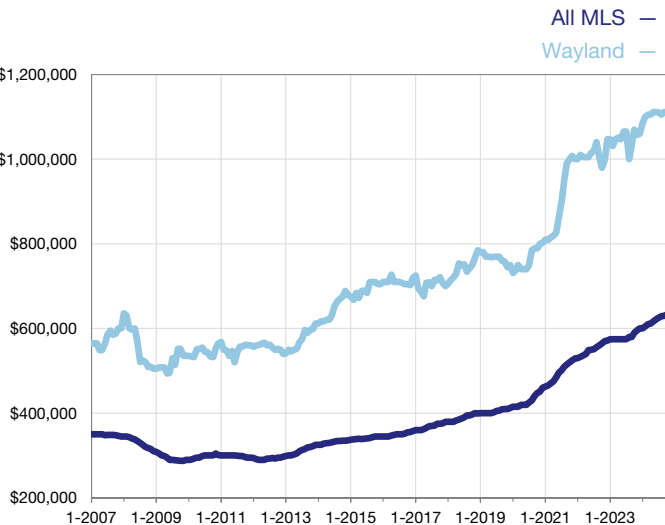
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	14	11	- 21.4%	98	116	+ 18.4%
Closed Sales	10	14	+ 40.0%	91	113	+ 24.2%
Median Sales Price*	\$1,026,000	\$1,015,000	- 1.1%	\$1,070,000	\$1,115,000	+ 4.2%
Inventory of Homes for Sale	17	21	+ 23.5%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	30	52	+ 73.3%	27	32	+ 18.5%
Percent of Original List Price Received*	102.4%	100.1%	- 2.2%	103.7%	98.6%	- 4.9%
New Listings	8	17	+ 112.5%	119	150	+ 26.1%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	5	+ 400.0%	18	25	+ 38.9%
Closed Sales	1	1	0.0%	17	22	+ 29.4%
Median Sales Price*	\$1,520,000	\$477,700	- 68.6%	\$970,000	\$869,950	- 10.3%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	3.0	2.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	101	22	- 78.2%	45	48	+ 6.7%
Percent of Original List Price Received*	92.1%	101.7%	+ 10.4%	95.6%	98.7%	+ 3.2%
New Listings	1	5	+ 400.0%	24	27	+ 12.5%

\* 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

