

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wayland

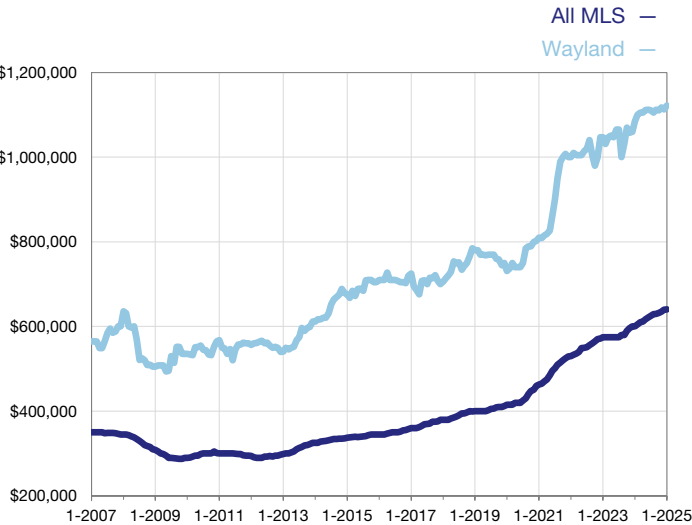
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	3	0.0%	3	3	0.0%
Closed Sales	11	11	0.0%	11	11	0.0%
Median Sales Price*	\$1,100,000	\$1,350,000	+ 22.7%	\$1,100,000	\$1,350,000	+ 22.7%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	75	65	- 13.3%	75	65	- 13.3%
Percent of Original List Price Received*	88.2%	93.8%	+ 6.3%	88.2%	93.8%	+ 6.3%
New Listings	4	3	- 25.0%	4	3	- 25.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	2	4	+ 100.0%	2	4	+ 100.0%
Median Sales Price*	\$655,000	\$1,060,000	+ 61.8%	\$655,000	\$1,060,000	+ 61.8%
Inventory of Homes for Sale	7	0	- 100.0%	--	--	--
Months Supply of Inventory	2.9	0.6	- 79.3%	--	--	--
Cumulative Days on Market Until Sale	42	55	+ 31.0%	42	55	+ 31.0%
Percent of Original List Price Received*	98.2%	94.2%	- 4.1%	98.2%	94.2%	- 4.1%
New Listings	2	1	- 50.0%	2	1	- 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

