

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wayland

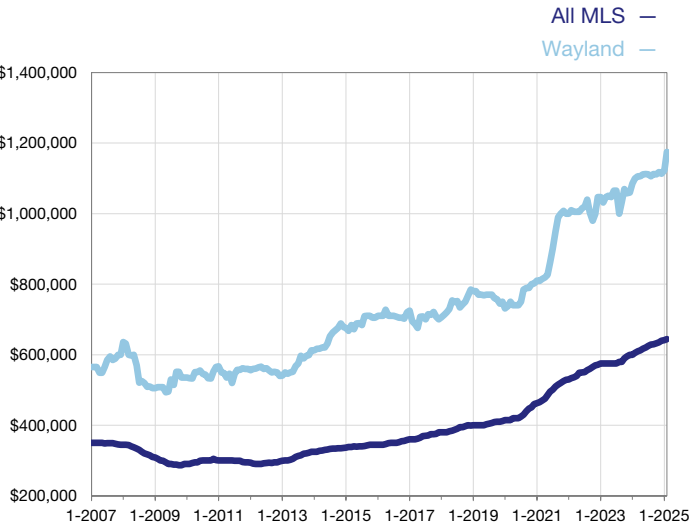
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	3	- 66.7%	12	6	- 50.0%
Closed Sales	2	5	+ 150.0%	13	16	+ 23.1%
Median Sales Price*	\$945,500	\$1,703,000	+ 80.1%	\$1,100,000	\$1,462,500	+ 33.0%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	94	84	- 10.6%	77	71	- 7.8%
Percent of Original List Price Received*	93.9%	97.6%	+ 3.9%	89.1%	95.0%	+ 6.6%
New Listings	16	8	- 50.0%	20	11	- 45.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	4	2	- 50.0%
Closed Sales	2	0	- 100.0%	4	4	0.0%
Median Sales Price*	\$779,950	\$0	- 100.0%	\$675,000	\$1,060,000	+ 57.0%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	2.1	0.3	- 85.7%	--	--	--
Cumulative Days on Market Until Sale	50	0	- 100.0%	46	55	+ 19.6%
Percent of Original List Price Received*	99.8%	0.0%	- 100.0%	99.0%	94.2%	- 4.8%
New Listings	2	2	0.0%	4	3	- 25.0%

* 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

