

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wayland

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	10	5	- 50.0%	137	125	- 8.8%
Closed Sales	17	13	- 23.5%	136	133	- 2.2%
Median Sales Price*	\$940,000	<b>\$1,190,000</b>	+ 26.6%	\$1,113,000	<b>\$1,190,000</b>	+ 6.9%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	77	48	- 37.7%	38	41	+ 7.9%
Percent of Original List Price Received*	99.6%	95.5%	- 4.1%	98.8%	98.6%	- 0.2%
New Listings	3	0	- 100.0%	158	146	- 7.6%

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

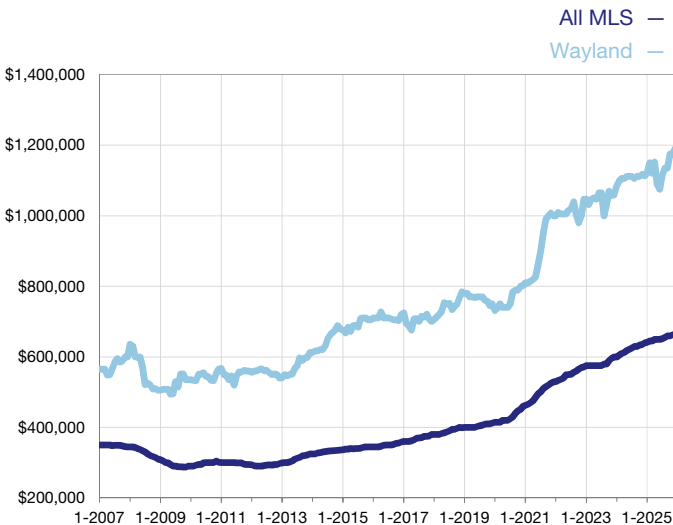
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	4	+ 100.0%	31	30	- 3.2%
Closed Sales	2	4	+ 100.0%	31	29	- 6.5%
Median Sales Price*	\$843,750	<b>\$656,250</b>	- 22.2%	\$850,000	<b>\$760,000</b>	- 10.6%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	0.7	--	--	--	--
Cumulative Days on Market Until Sale	15	116	+ 673.3%	42	39	- 7.1%
Percent of Original List Price Received*	99.0%	90.7%	- 8.4%	98.8%	97.4%	- 1.4%
New Listings	0	1	--	28	40	+ 42.9%

\* 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

