

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wayland

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	11	+ 450.0%	5	13	+ 160.0%
Closed Sales	6	4	- 33.3%	17	9	- 47.1%
Median Sales Price*	\$1,349,000	\$1,025,000	- 24.0%	\$1,350,000	\$1,100,000	- 18.5%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	80	25	- 68.8%	70	38	- 45.7%
Percent of Original List Price Received*	98.0%	99.3%	+ 1.3%	95.3%	95.8%	+ 0.5%
New Listings	8	16	+ 100.0%	11	23	+ 109.1%

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

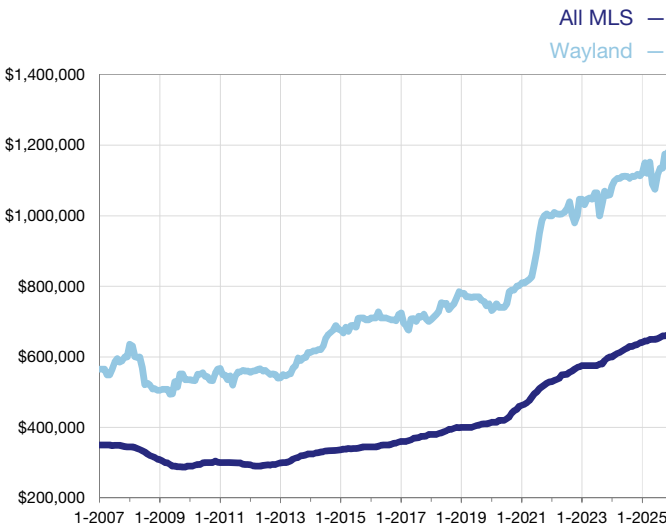
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	3	+ 50.0%	2	3	+ 50.0%
Closed Sales	0	2	--	4	5	+ 25.0%
Median Sales Price*	\$0	\$967,000	--	\$1,060,000	\$1,250,000	+ 17.9%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.3	1.3	+ 333.3%	--	--	--
Cumulative Days on Market Until Sale	0	42	--	55	27	- 50.9%
Percent of Original List Price Received*	0.0%	97.9%	--	94.2%	99.0%	+ 5.1%
New Listings	2	4	+ 100.0%	3	6	+ 100.0%

\* 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

