

# Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wayland

### Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	11	21	+ 90.9%	16	33	+ 106.3%
Closed Sales	2	7	+ 250.0%	19	16	- 15.8%
Median Sales Price*	\$1,257,500	\$1,401,000	+ 11.4%	\$1,350,000	\$1,232,500	- 8.7%
Inventory of Homes for Sale	22	11	- 50.0%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--
Cumulative Days on Market Until Sale	29	40	+ 37.9%	66	39	- 40.9%
Percent of Original List Price Received*	100.2%	96.4%	- 3.8%	95.8%	96.0%	+ 0.2%
New Listings	23	19	- 17.4%	34	42	+ 23.5%

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

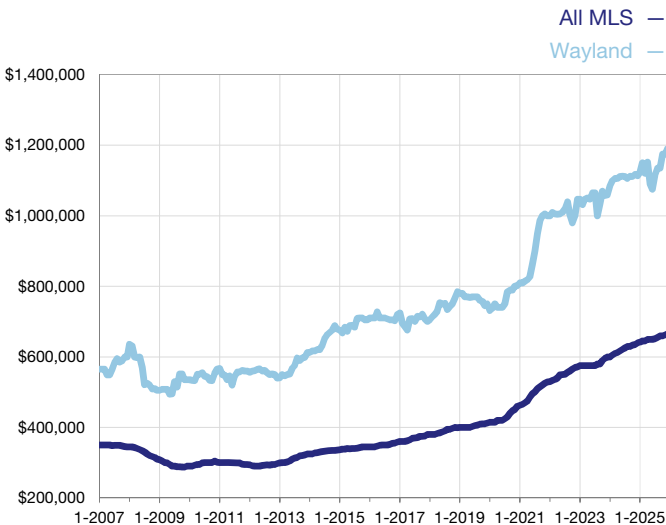
### Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	5	--	2	8	+ 300.0%
Closed Sales	1	4	+ 300.0%	5	9	+ 80.0%
Median Sales Price*	\$665,000	\$842,500	+ 26.7%	\$950,000	\$850,000	- 10.5%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	15	86	+ 473.3%	47	53	+ 12.8%
Percent of Original List Price Received*	95.7%	98.5%	+ 2.9%	94.5%	98.8%	+ 4.6%
New Listings	3	5	+ 66.7%	6	11	+ 83.3%

\* 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

