

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wayland

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	19	17	- 10.5%	35	46	+ 31.4%
Closed Sales	10	17	+ 70.0%	29	33	+ 13.8%
Median Sales Price*	\$1,212,500	\$1,180,000	- 2.7%	\$1,250,000	\$1,180,000	- 5.6%
Inventory of Homes for Sale	25	13	- 48.0%	--	--	--
Months Supply of Inventory	2.2	1.1	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	52	35	- 32.7%	61	37	- 39.3%
Percent of Original List Price Received*	101.4%	101.3%	- 0.1%	97.7%	98.7%	+ 1.0%
New Listings	23	16	- 30.4%	57	58	+ 1.8%

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

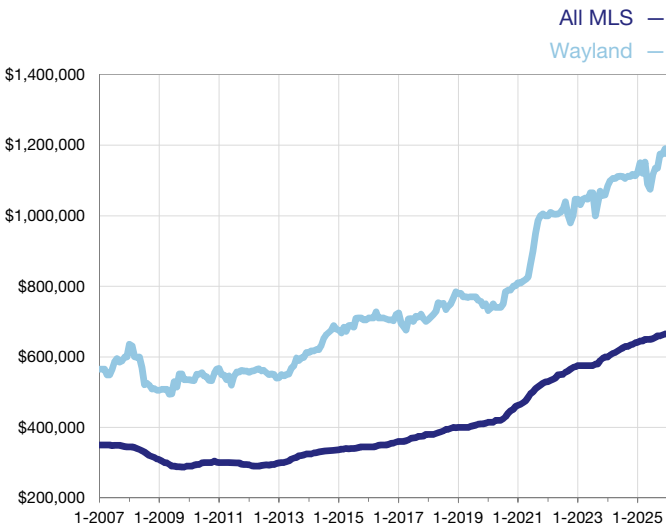
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	5	+ 25.0%	6	12	+ 100.0%
Closed Sales	0	3	--	5	12	+ 140.0%
Median Sales Price*	\$0	\$925,000	--	\$950,000	\$887,500	- 6.6%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	24	--	47	46	- 2.1%
Percent of Original List Price Received*	0.0%	99.3%	--	94.5%	98.9%	+ 4.7%
New Listings	3	4	+ 33.3%	9	15	+ 66.7%

* 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

