

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wayland

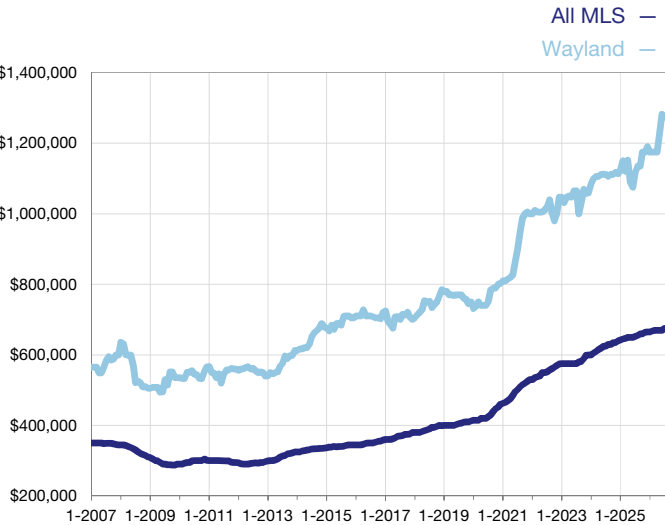
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	11	10	- 9.1%	81	95	+ 17.3%
Closed Sales	11	13	+ 18.2%	88	94	+ 6.8%
Median Sales Price*	\$1,139,000	\$1,180,000	+ 3.6%	\$1,175,000	\$1,297,500	+ 10.4%
Inventory of Homes for Sale	19	23	+ 21.1%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	40	39	- 2.5%	41	36	- 12.2%
Percent of Original List Price Received*	96.6%	97.3%	+ 0.7%	99.7%	98.6%	- 1.1%
New Listings	8	6	- 25.0%	107	122	+ 14.0%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	15	23	+ 53.3%
Closed Sales	2	6	+ 200.0%	18	25	+ 38.9%
Median Sales Price*	\$960,000	\$980,500	+ 2.1%	\$830,000	\$850,000	+ 2.4%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	2.7	2.9	+ 7.4%	--	--	--
Cumulative Days on Market Until Sale	13	33	+ 153.8%	28	36	+ 28.6%
Percent of Original List Price Received*	102.2%	99.9%	- 2.3%	98.3%	100.7%	+ 2.4%
New Listings	1	5	+ 400.0%	24	36	+ 50.0%

* 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

