

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wayland

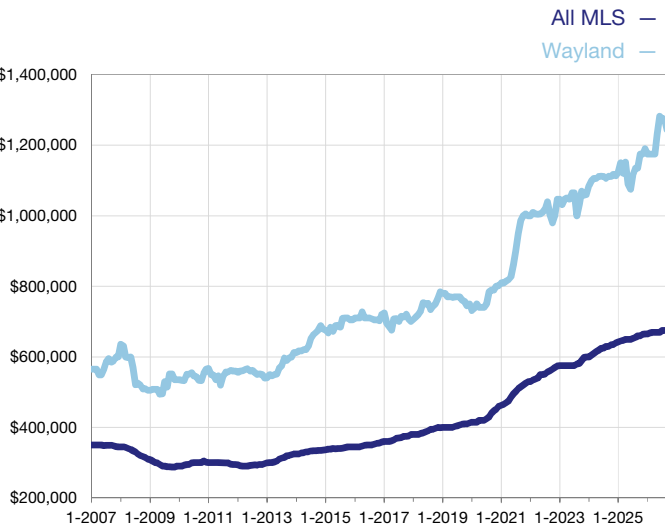
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	12	12	0.0%	93	105	+ 12.9%
Closed Sales	7	6	- 14.3%	95	100	+ 5.3%
Median Sales Price*	\$1,050,000	\$971,000	- 7.5%	\$1,175,000	\$1,255,000	+ 6.8%
Inventory of Homes for Sale	30	32	+ 6.7%	--	--	--
Months Supply of Inventory	2.9	2.8	- 3.4%	--	--	--
Cumulative Days on Market Until Sale	25	44	+ 76.0%	40	36	- 10.0%
Percent of Original List Price Received*	95.2%	98.8%	+ 3.8%	99.4%	98.7%	- 0.7%
New Listings	26	22	- 15.4%	133	144	+ 8.3%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	4	+ 100.0%	17	27	+ 58.8%
Closed Sales	0	4	--	18	29	+ 61.1%
Median Sales Price*	\$0	\$820,000	--	\$830,000	\$850,000	+ 2.4%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	5.7	1.9	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	0	38	--	28	36	+ 28.6%
Percent of Original List Price Received*	0.0%	100.5%	--	98.3%	100.7%	+ 2.4%
New Listings	10	3	- 70.0%	34	39	+ 14.7%

* 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

