Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Wayland

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	19	**20**	+ 5.3%	112	**122**	+ 8.9%
Closed Sales	10	**9**	- 10.0%	105	**109**	+ 3.8%
Median Sales Price*	$1,195,000	**$930,000**	- 22.2%	$1,175,000	**$1,215,000**	+ 3.4%
Inventory of Homes for Sale	21	**26**	+ 23.8%	--	--	--
Months Supply of Inventory	1.9	**2.3**	+ 21.1%	--	--	--
Cumulative Days on Market Until Sale	37	**30**	- 18.9%	40	**36**	- 10.0%
Percent of Original List Price Received*	99.1%	**102.9%**	+ 3.8%	99.3%	**99.0%**	- 0.3%
New Listings	12	**17**	+ 41.7%	145	**161**	+ 11.0%

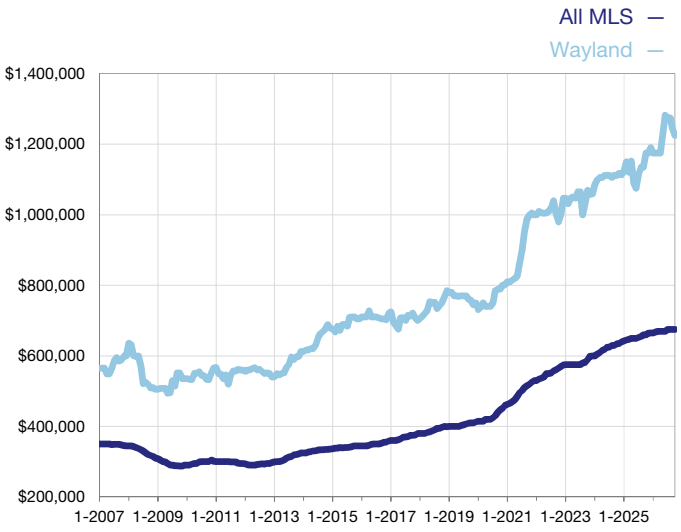
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

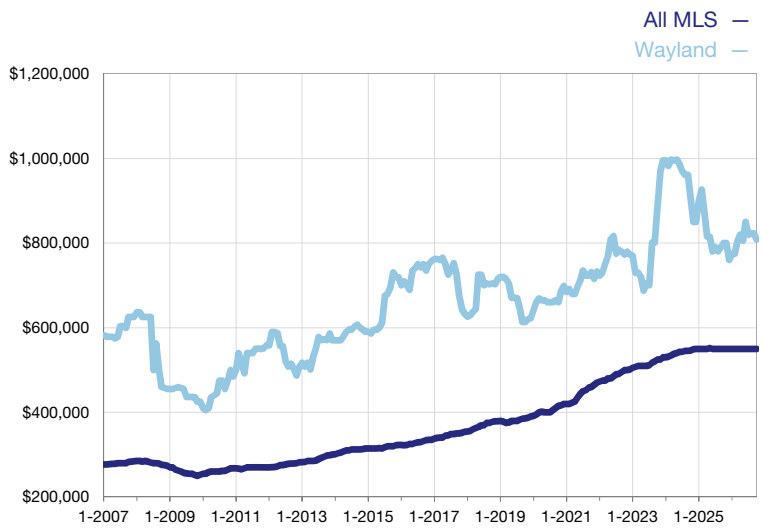
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	5	**5**	0.0%	22	**31**	+ 40.9%
Closed Sales	2	**2**	0.0%	20	**31**	+ 55.0%
Median Sales Price*	$1,032,500	**$667,500**	- 35.4%	$830,000	**$835,000**	+ 0.6%
Inventory of Homes for Sale	14	**5**	- 64.3%	--	--	--
Months Supply of Inventory	5.0	**1.4**	- 72.0%	--	--	--
Cumulative Days on Market Until Sale	19	**41**	+ 115.8%	27	**37**	+ 37.0%
Percent of Original List Price Received*	107.0%	**97.4%**	- 9.0%	99.2%	**100.4%**	+ 1.2%
New Listings	4	**1**	- 75.0%	38	**40**	+ 5.3%

* 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



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