

# Wayland, MA Area Market Review

2018 vs. 2017 As of November 11, 2018

Prepared by Marilyn Messenger on Sunday, November 11, 2018

## Single Family

<b>Listing Inventory on November 11</b>	<b>2017</b>	<b>2018</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Listing Units	28	27	-1	-3.57%	↓
Median Days on Market	91	60	-31	-34.07%	↓
Median List Price	\$999,000.00	\$859,000.00	-\$140,000.00	-14.01%	↓
Median List \$ / SqFt	\$323.78	\$300.74	-\$23.04	-7.12%	↓
Approximate Absorption Rate	44.94%	50.93%	5.99%	13.33%	↑
Approximate Months Supply of Inventory	2.23	1.96	-0.27	-12.11%	↓
<b>Listed (Year to Date)</b>	<b>2017</b>	<b>2018</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Listing Units (Taken)	193	181	-12	-6.22%	↓
Median Original List Price	\$799,900.00	\$799,900.00	\$0.00	0%	↔
Median Original List \$ / SqFt	\$313.76	\$323.41	\$9.65	3.08%	↑
<b>Went Pending (Year to Date)</b>	<b>2017</b>	<b>2018</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Listing Units (Went Pending)	154	153	-1	-0.65%	↓
Median List Price	\$729,000.00	\$789,000.00	\$60,000.00	8.23%	↑
Median List \$ / SqFt	\$303.96	\$322.20	\$18.24	6%	↑
Median Days to Offer	10	11	1	10%	↑
<b>Listed &amp; Price Changed (Year to Date)</b>	<b>2017</b>	<b>2018</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Listing Units (Price Changed)	56	43	-13	-23.21%	↓
Median Original List Price	\$807,500.00	\$825,000.00	\$17,500.00	2.17%	↑
Median Original List \$ / SqFt	\$317.16	\$338.69	\$21.53	6.79%	↑
<b>Sold (Year to Date)</b>	<b>2017</b>	<b>2018</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Closed Units (Sold)	123	134	11	8.94%	↑
Median Days on Market	24	24	0	0%	↔
Median Days to Offer	11	11	0	0%	↔
Median Sale Price	\$718,200.00	\$789,000.00	\$70,800.00	9.86%	↑
Median Sale \$ / SqFt	\$304.27	\$321.16	\$16.89	5.55%	↑
Median List Price	\$729,900.00	\$799,000.00	\$69,100.00	9.47%	↑
Median List \$ / SqFt	\$311.45	\$321.66	\$10.21	3.28%	↑
Median Original List Price	\$749,000.00	\$799,000.00	\$50,000.00	6.68%	↑
Median Original List \$ / SqFt	\$316.22	\$323.64	\$7.42	2.35%	↑
Median Sale Price as % of List Price	98.65%	100%	1.35%	1.37%	↑
Median Sale Price as % of Original List Price	98.13%	99.61%	1.48%	1.51%	↑
Median Sale Price as % of Assessed Price	N/A	N/A	N/A	N/A	↔
Sold Units - Short Sale	0	1	1	0%	↑
Sold Units - Lender-Owned	1	1	0	0%	↔
<b>12-Month Activity as of November 11</b>	<b>2017</b>	<b>2018</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Units Listed	196	193	-3	-1.53%	↓
Units Price Changed	56	44	-12	-21.43%	↓
Units Went Pending	164	169	5	3.05%	↑
Units Sold	151	165	14	9.27%	↑

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