

Wayland 01778

ZIP code · MA · Massachusetts · Middlesex County

SELLER'S MARKET

\$1.2M

MEDIAN SALE PRICE

+20.8%

1-YR CHANGE

179

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

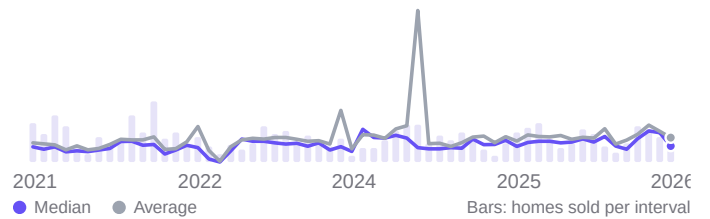
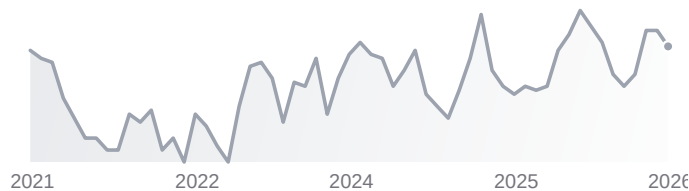
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$950K · Average \$1.2M

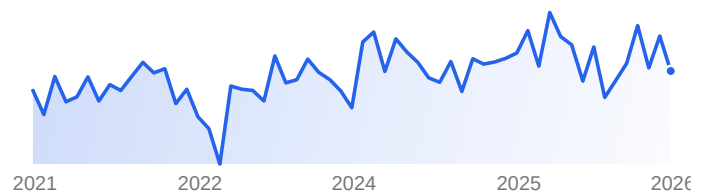
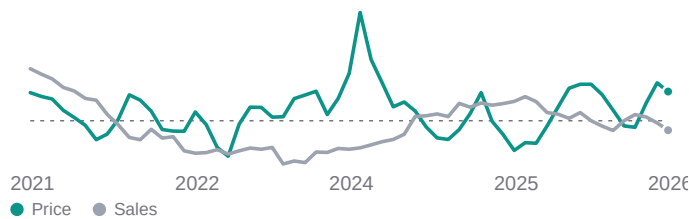


Growth (year over year)

Price +20.8% · Sales -6.8%

Price per square foot

\$499/ft²

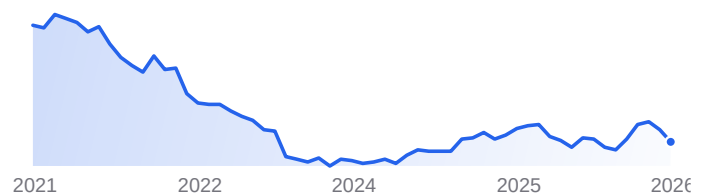
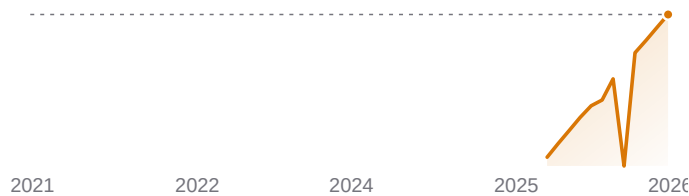


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

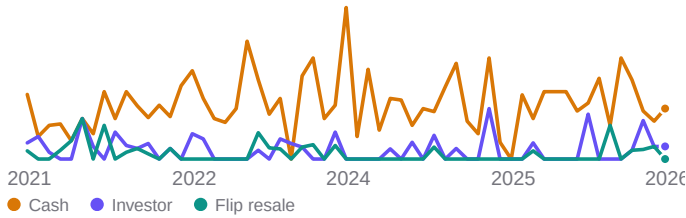
3.7%



BUYERS & OUTCOMES

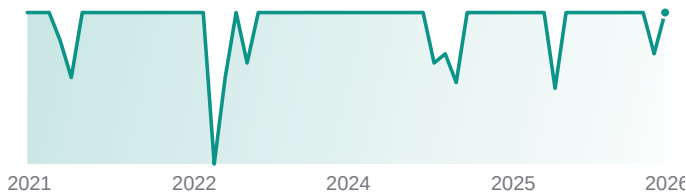
Buyer mix

Cash 25% · Investor 6.3% · Flip resale 0%



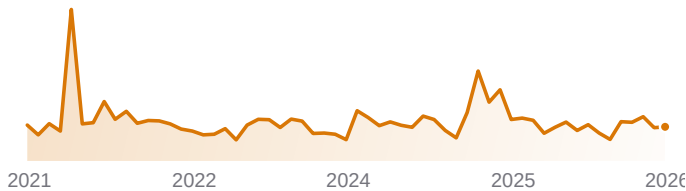
Sellers who sold at a gain

100%

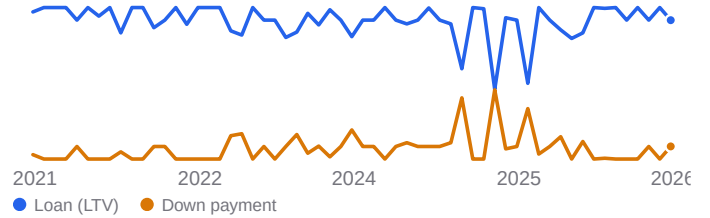


Median annualized return at resale

+4.2%

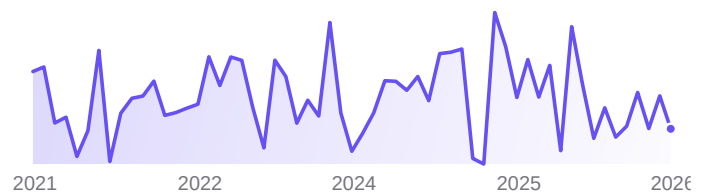


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



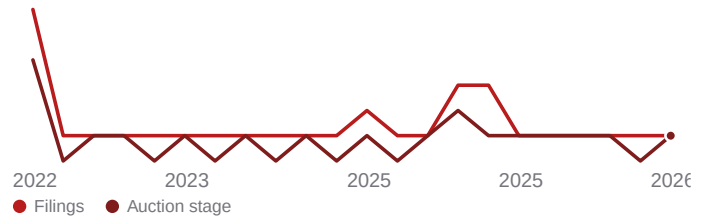
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,889
Median value (AVM)	\$1.1M
Median size	2,132 ft²
Median bedrooms	3
Median year built	1960
Single family	85%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.0%
Owner occupied	94%
Company owned	20%
Median loan-to-value	41%

Typical ownership tenure

13.9 yrs

COMMUNITY

Population	14,571
Density	886 / mi²
Median household income	\$194K
Average household income	\$239K
Crime index (US avg 100)	26
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	66
Homes occupied	95%
Bachelor's or higher	35%
Poverty rate	4.1%
Unemployment	1.2%
Average temp	49°F
Annual precip	47 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.