

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Weston

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	21	28	+ 33.3%	35	50	+ 42.9%
Closed Sales	5	9	+ 80.0%	18	28	+ 55.6%
Median Sales Price*	\$1,597,000	\$1,852,500	+ 16.0%	\$1,623,500	\$1,873,250	+ 15.4%
Inventory of Homes for Sale	66	26	- 60.6%	--	--	--
Months Supply of Inventory	5.3	1.7	- 67.9%	--	--	--
Cumulative Days on Market Until Sale	123	121	- 1.6%	137	110	- 19.7%
Percent of Original List Price Received*	96.5%	92.6%	- 4.0%	92.5%	94.0%	+ 1.6%
New Listings	30	23	- 23.3%	77	55	- 28.6%

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

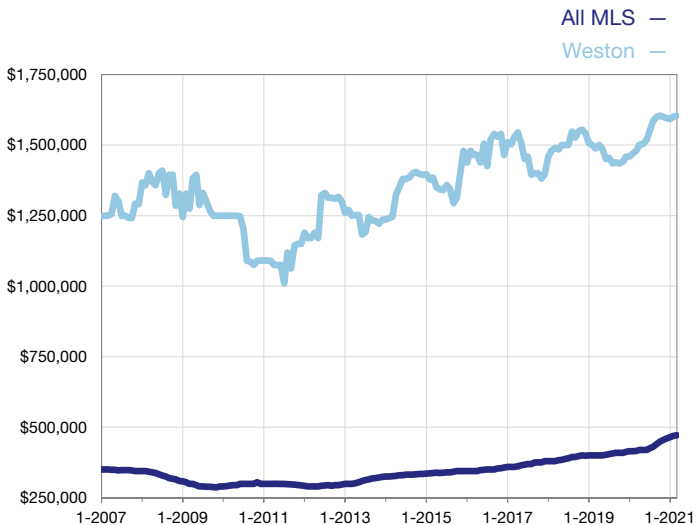
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	4	+ 300.0%	3	5	+ 66.7%
Closed Sales	2	1	- 50.0%	2	3	+ 50.0%
Median Sales Price*	\$568,625	\$505,000	- 11.2%	\$568,625	\$535,000	- 5.9%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	3.5	0.6	- 82.9%	--	--	--
Cumulative Days on Market Until Sale	77	27	- 64.9%	77	63	- 18.2%
Percent of Original List Price Received*	96.0%	101.2%	+ 5.4%	96.0%	94.6%	- 1.5%
New Listings	1	2	+ 100.0%	6	5	- 16.7%

* 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

