

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Weston

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	11	- 15.4%	172	130	- 24.4%
Closed Sales	7	8	+ 14.3%	165	117	- 29.1%
Median Sales Price*	\$2,650,000	\$3,197,500	+ 20.7%	\$1,970,000	\$2,400,000	+ 21.8%
Inventory of Homes for Sale	26	38	+ 46.2%	--	--	--
Months Supply of Inventory	1.7	3.5	+ 105.9%	--	--	--
Cumulative Days on Market Until Sale	36	60	+ 66.7%	63	52	- 17.5%
Percent of Original List Price Received*	98.2%	91.2%	- 7.1%	98.0%	102.9%	+ 5.0%
New Listings	7	8	+ 14.3%	215	196	- 8.8%

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

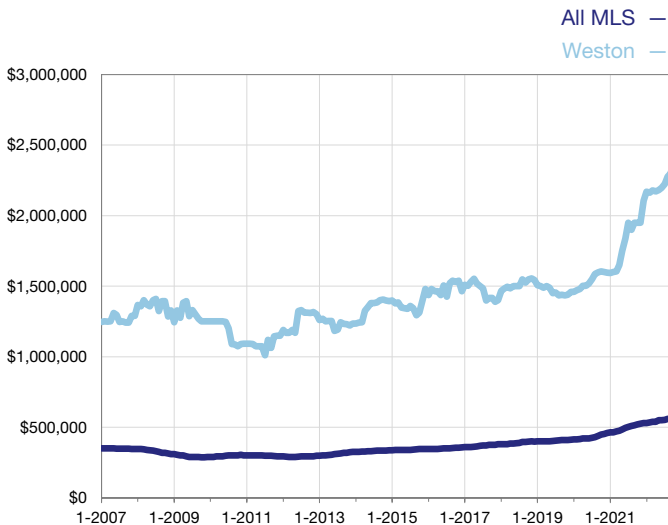
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	1	0.0%	11	18	+ 63.6%
Closed Sales	1	4	+ 300.0%	12	17	+ 41.7%
Median Sales Price*	\$1,000,000	\$1,795,000	+ 79.5%	\$767,500	\$759,000	- 1.1%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	30	18	- 40.0%	38	34	- 10.5%
Percent of Original List Price Received*	100.1%	99.2%	- 0.9%	98.0%	100.3%	+ 2.3%
New Listings	0	0	--	13	27	+ 107.7%

* 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

