

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Weston

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	27	17	- 37.0%	72	64	- 11.1%
Closed Sales	14	13	- 7.1%	47	44	- 6.4%
Median Sales Price*	\$2,447,500	\$2,200,000	- 10.1%	\$2,495,000	\$2,080,000	- 16.6%
Inventory of Homes for Sale	34	35	+ 2.9%	--	--	--
Months Supply of Inventory	2.5	3.4	+ 36.0%	--	--	--
Cumulative Days on Market Until Sale	21	70	+ 233.3%	54	97	+ 79.6%
Percent of Original List Price Received*	106.6%	103.3%	- 3.1%	104.0%	97.2%	- 6.5%
New Listings	27	17	- 37.0%	97	88	- 9.3%

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

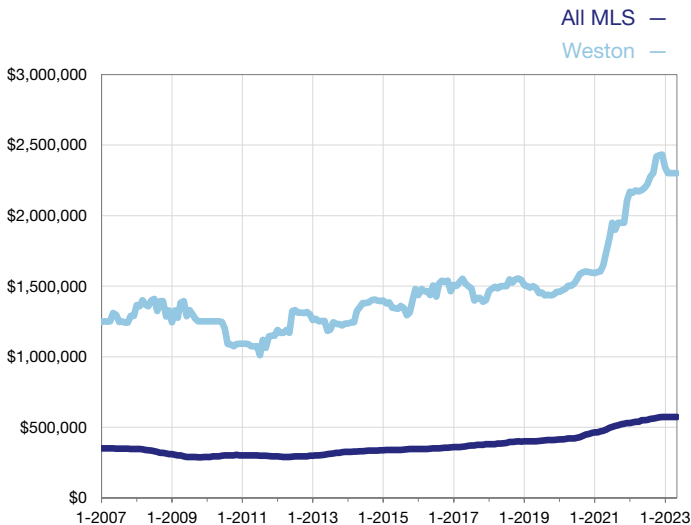
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	8	10	+ 25.0%
Closed Sales	1	1	0.0%	2	7	+ 250.0%
Median Sales Price*	\$1,100,000	\$2,595,000	+ 135.9%	\$803,000	\$700,000	- 12.8%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	2.9	0.4	- 86.2%	--	--	--
Cumulative Days on Market Until Sale	21	9	- 57.1%	22	46	+ 109.1%
Percent of Original List Price Received*	110.0%	100.0%	- 9.1%	108.9%	97.4%	- 10.6%
New Listings	5	2	- 60.0%	14	10	- 28.6%

* 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

