

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Weston

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	5	0.0%	88	85	- 3.4%
Closed Sales	12	15	+ 25.0%	78	83	+ 6.4%
Median Sales Price*	\$2,497,500	<b>\$2,850,000</b>	+ 14.1%	\$2,435,000	<b>\$2,220,000</b>	- 8.8%
Inventory of Homes for Sale	46	28	- 39.1%	--	--	--
Months Supply of Inventory	3.9	2.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	63	60	- 4.8%	50	75	+ 50.0%
Percent of Original List Price Received*	104.1%	96.8%	- 7.0%	104.7%	98.4%	- 6.0%
New Listings	11	11	0.0%	133	110	- 17.3%

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

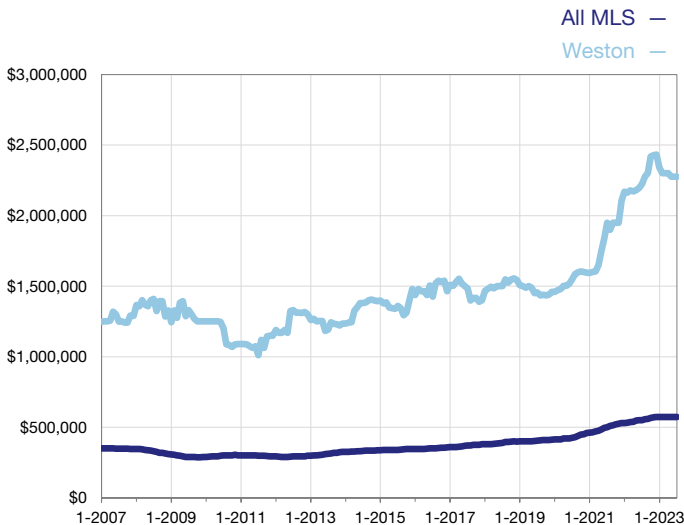
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	10	11	+ 10.0%
Closed Sales	1	2	+ 100.0%	7	11	+ 57.1%
Median Sales Price*	\$705,000	<b>\$1,267,450</b>	+ 79.8%	\$705,000	<b>\$739,900</b>	+ 5.0%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	4.2	1.1	- 73.8%	--	--	--
Cumulative Days on Market Until Sale	20	189	+ 845.0%	18	67	+ 272.2%
Percent of Original List Price Received*	102.2%	100.0%	- 2.2%	106.6%	97.0%	- 9.0%
New Listings	1	0	- 100.0%	18	14	- 22.2%

\* 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

