

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Weston

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	13	+ 62.5%	96	97	+ 1.0%
Closed Sales	16	13	- 18.8%	94	96	+ 2.1%
Median Sales Price*	\$2,262,500	<b>\$2,780,000</b>	+ 22.9%	\$2,380,000	<b>\$2,232,500</b>	- 6.2%
Inventory of Homes for Sale	45	28	- 37.8%	--	--	--
Months Supply of Inventory	4.1	2.5	- 39.0%	--	--	--
Cumulative Days on Market Until Sale	19	77	+ 305.3%	45	75	+ 66.7%
Percent of Original List Price Received*	103.9%	97.8%	- 5.9%	104.6%	98.4%	- 5.9%
New Listings	10	15	+ 50.0%	142	124	- 12.7%

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

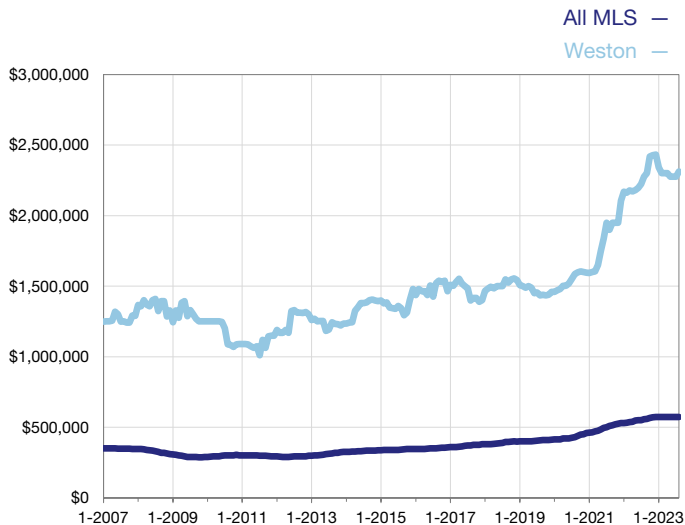
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	13	12	- 7.7%
Closed Sales	2	2	0.0%	9	13	+ 44.4%
Median Sales Price*	\$684,500	<b>\$1,269,350</b>	+ 85.4%	\$705,000	<b>\$740,000</b>	+ 5.0%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	2.8	0.8	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	34	12	- 64.7%	22	59	+ 168.2%
Percent of Original List Price Received*	96.0%	101.0%	+ 5.2%	104.3%	97.6%	- 6.4%
New Listings	3	1	- 66.7%	21	15	- 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

