

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Weston

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	11	+ 37.5%	104	106	+ 1.9%
Closed Sales	10	8	- 20.0%	104	104	0.0%
Median Sales Price*	\$2,077,075	\$1,978,500	- 4.7%	\$2,330,000	\$2,227,500	- 4.4%
Inventory of Homes for Sale	52	36	- 30.8%	--	--	--
Months Supply of Inventory	4.7	3.2	- 31.9%	--	--	--
Cumulative Days on Market Until Sale	43	26	- 39.5%	45	71	+ 57.8%
Percent of Original List Price Received*	97.6%	104.7%	+ 7.3%	103.9%	98.8%	- 4.9%
New Listings	22	20	- 9.1%	164	143	- 12.8%

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

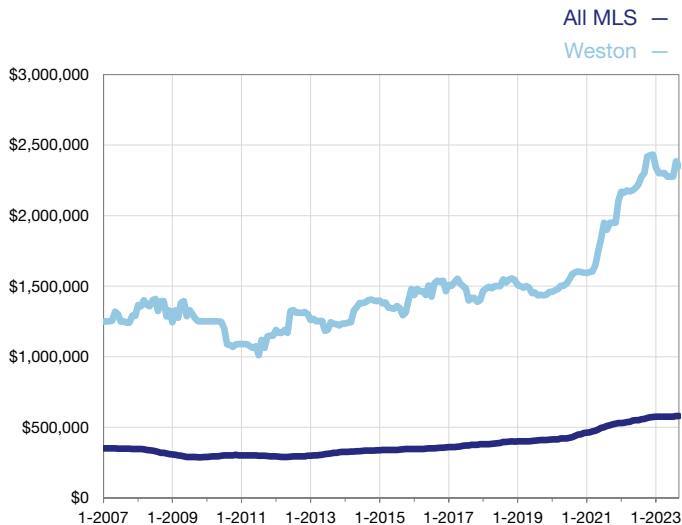
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	15	12	- 20.0%
Closed Sales	1	0	- 100.0%	10	13	+ 30.0%
Median Sales Price*	\$620,000	\$0	- 100.0%	\$702,500	\$740,000	+ 5.3%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	2.1	0.8	- 61.9%	--	--	--
Cumulative Days on Market Until Sale	81	0	- 100.0%	28	59	+ 110.7%
Percent of Original List Price Received*	88.7%	0.0%	- 100.0%	102.7%	97.6%	- 5.0%
New Listings	3	0	- 100.0%	24	15	- 37.5%

* 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

