

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Weston

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	10	- 28.6%	118	115	- 2.5%
Closed Sales	5	6	+ 20.0%	109	110	+ 0.9%
Median Sales Price*	\$2,600,000	\$2,426,500	- 6.7%	\$2,360,000	\$2,227,500	- 5.6%
Inventory of Homes for Sale	48	30	- 37.5%	--	--	--
Months Supply of Inventory	4.4	2.8	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	184	58	- 68.5%	51	71	+ 39.2%
Percent of Original List Price Received*	99.7%	103.2%	+ 3.5%	103.7%	99.1%	- 4.4%
New Listings	13	9	- 30.8%	177	152	- 14.1%

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

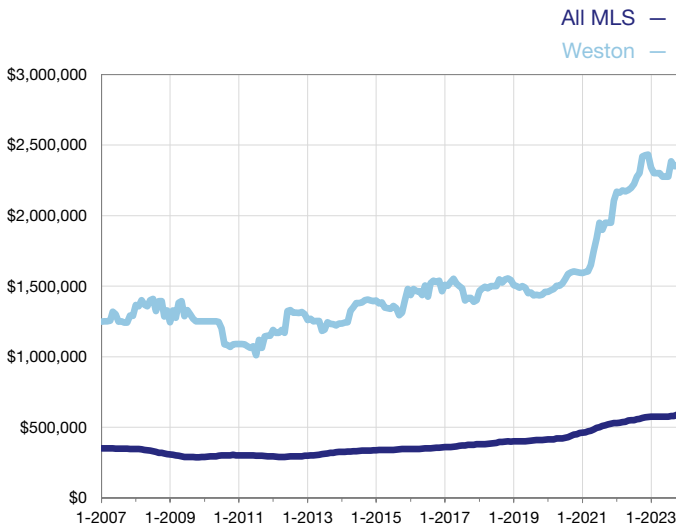
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	17	13	- 23.5%
Closed Sales	3	1	- 66.7%	13	14	+ 7.7%
Median Sales Price*	\$1,110,000	\$729,000	- 34.3%	\$711,000	\$739,950	+ 4.1%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	77	19	- 75.3%	39	56	+ 43.6%
Percent of Original List Price Received*	94.0%	100.6%	+ 7.0%	100.7%	97.8%	- 2.9%
New Listings	2	2	0.0%	26	17	- 34.6%

* 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

