

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Weston

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	6	- 40.0%	128	119	- 7.0%
Closed Sales	8	11	+ 37.5%	117	121	+ 3.4%
Median Sales Price*	\$3,197,500	<b>\$2,193,750</b>	- 31.4%	\$2,400,000	<b>\$2,225,000</b>	- 7.3%
Inventory of Homes for Sale	37	22	- 40.5%	--	--	--
Months Supply of Inventory	3.4	2.1	- 38.2%	--	--	--
Cumulative Days on Market Until Sale	60	86	+ 43.3%	52	72	+ 38.5%
Percent of Original List Price Received*	91.2%	<b>94.0%</b>	+ 3.1%	102.9%	<b>98.6%</b>	- 4.2%
New Listings	6	2	- 66.7%	183	153	- 16.4%

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

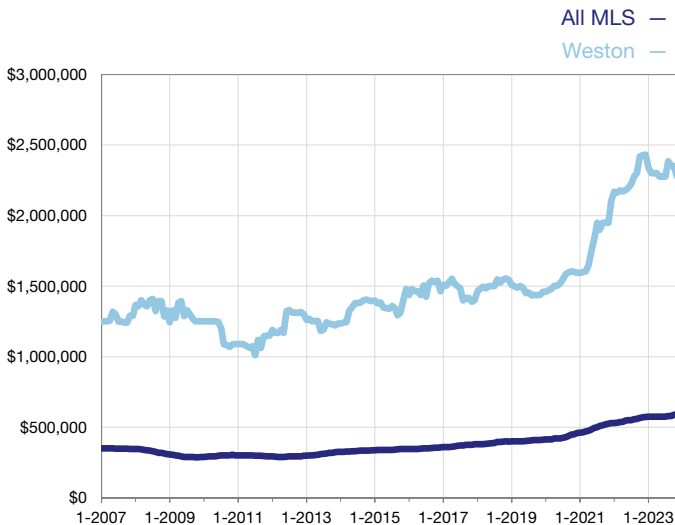
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	17	14	- 17.6%
Closed Sales	4	1	- 75.0%	17	15	- 11.8%
Median Sales Price*	\$1,795,000	<b>\$503,000</b>	- 72.0%	\$759,000	<b>\$739,900</b>	- 2.5%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	2.0	1.3	- 35.0%	--	--	--
Cumulative Days on Market Until Sale	18	19	+ 5.6%	34	53	+ 55.9%
Percent of Original List Price Received*	99.2%	<b>100.7%</b>	+ 1.5%	100.3%	<b>98.0%</b>	- 2.3%
New Listings	0	1	--	26	18	- 30.8%

\* 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

