

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Weston

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	5	0.0%	133	123	- 7.5%
Closed Sales	12	7	- 41.7%	129	128	- 0.8%
Median Sales Price*	\$2,522,500	\$2,100,000	- 16.7%	\$2,434,000	\$2,222,500	- 8.7%
Inventory of Homes for Sale	32	16	- 50.0%	--	--	--
Months Supply of Inventory	2.9	1.6	- 44.8%	--	--	--
Cumulative Days on Market Until Sale	104	95	- 8.7%	57	73	+ 28.1%
Percent of Original List Price Received*	92.9%	94.4%	+ 1.6%	102.0%	98.4%	- 3.5%
New Listings	10	2	- 80.0%	193	154	- 20.2%

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

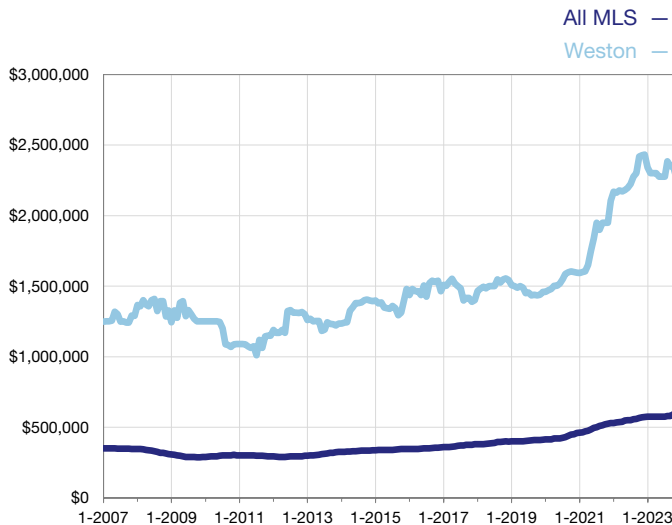
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	19	15	- 21.1%
Closed Sales	0	0	--	17	15	- 11.8%
Median Sales Price*	\$0	\$0	--	\$759,000	\$739,900	- 2.5%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	34	53	+ 55.9%
Percent of Original List Price Received*	0.0%	0.0%	--	100.3%	98.0%	- 2.3%
New Listings	0	1	--	26	19	- 26.9%

* 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

