

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Weston

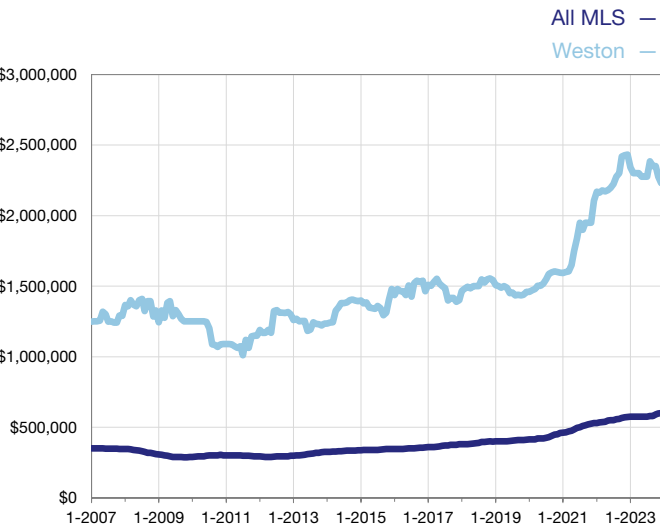
Single-Family Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				11	11	0.0%	13	17	+ 30.8%
Closed Sales				1	5	+ 400.0%	13	9	- 30.8%
Median Sales Price*				\$1,700,000	\$2,090,000	+ 22.9%	\$2,140,000	\$2,400,000	+ 12.1%
Inventory of Homes for Sale				35	16	- 54.3%	--	--	--
Months Supply of Inventory				3.2	1.5	- 53.1%	--	--	--
Cumulative Days on Market Until Sale				63	21	- 66.7%	148	44	- 70.3%
Percent of Original List Price Received*				74.1%	101.1%	+ 36.4%	89.8%	96.8%	+ 7.8%
New Listings				12	10	- 16.7%	24	20	- 16.7%

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

Condominium Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				8	0	- 100.0%	8	1	- 87.5%
Closed Sales				1	1	0.0%	3	3	0.0%
Median Sales Price*				\$3,500,000	\$635,000	- 81.9%	\$687,500	\$2,550,000	+ 270.9%
Inventory of Homes for Sale				1	2	+ 100.0%	--	--	--
Months Supply of Inventory				0.4	1.8	+ 350.0%	--	--	--
Cumulative Days on Market Until Sale				93	12	- 87.1%	87	61	- 29.9%
Percent of Original List Price Received*				94.6%	100.0%	+ 5.7%	93.9%	94.5%	+ 0.6%
New Listings				4	1	- 75.0%	8	1	- 87.5%

* 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

