

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Weston

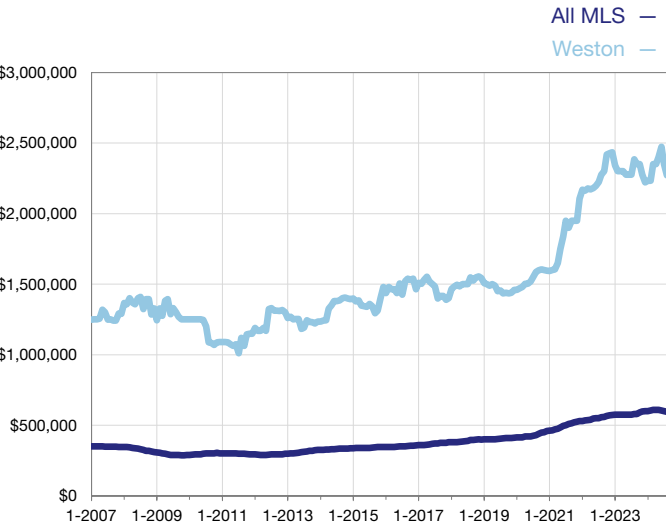
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	8	- 27.3%	95	79	- 16.8%
Closed Sales	13	11	- 15.4%	96	77	- 19.8%
Median Sales Price*	\$2,780,000	\$2,100,000	- 24.5%	\$2,232,500	\$2,220,000	- 0.6%
Inventory of Homes for Sale	31	31	0.0%	--	--	--
Months Supply of Inventory	2.8	3.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	77	59	- 23.4%	75	58	- 22.7%
Percent of Original List Price Received*	97.8%	95.1%	- 2.8%	98.4%	98.9%	+ 0.5%
New Listings	15	8	- 46.7%	124	120	- 3.2%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	11	6	- 45.5%
Closed Sales	2	1	- 50.0%	13	7	- 46.2%
Median Sales Price*	\$1,269,350	\$610,000	- 51.9%	\$740,000	\$1,200,000	+ 62.2%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	12	115	+ 858.3%	59	50	- 15.3%
Percent of Original List Price Received*	101.0%	101.7%	+ 0.7%	97.6%	97.6%	0.0%
New Listings	1	1	0.0%	14	6	- 57.1%

\* 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

