

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Weston

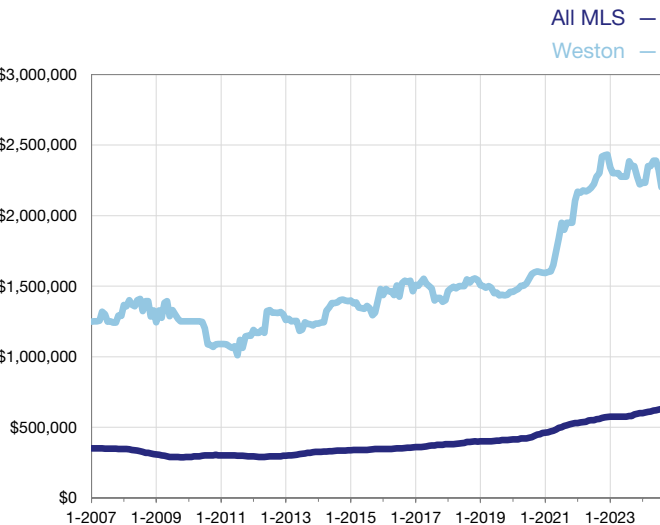
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	12	+ 50.0%	113	96	- 15.0%
Closed Sales	6	7	+ 16.7%	110	93	- 15.5%
Median Sales Price*	\$2,426,500	\$2,275,000	- 6.2%	\$2,227,500	\$2,325,000	+ 4.4%
Inventory of Homes for Sale	34	35	+ 2.9%	--	--	--
Months Supply of Inventory	3.2	4.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	58	28	- 51.7%	71	57	- 19.7%
Percent of Original List Price Received*	103.2%	101.8%	- 1.4%	99.1%	98.6%	- 0.5%
New Listings	8	8	0.0%	151	148	- 2.0%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	13	9	- 30.8%
Closed Sales	1	0	- 100.0%	14	8	- 42.9%
Median Sales Price*	\$729,000	\$0	- 100.0%	\$739,950	\$972,500	+ 31.4%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	19	0	- 100.0%	56	46	- 17.9%
Percent of Original List Price Received*	100.6%	0.0%	- 100.0%	97.8%	98.7%	+ 0.9%
New Listings	2	1	- 50.0%	16	9	- 43.8%

* 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

