

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Weston

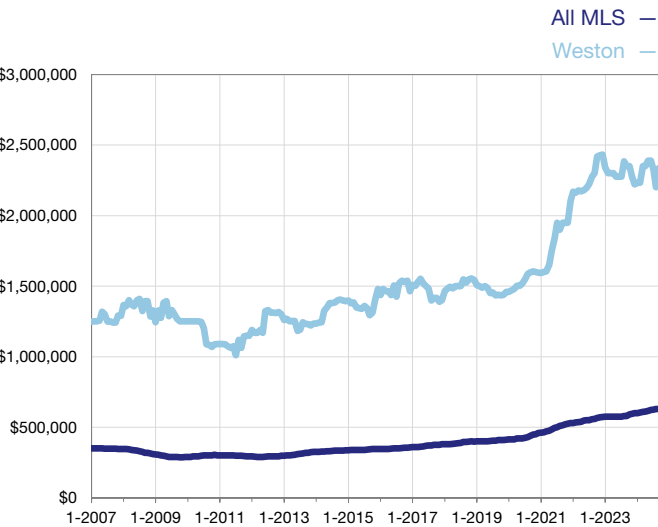
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	4	0.0%	122	104	- 14.8%
Closed Sales	7	5	- 28.6%	128	103	- 19.5%
Median Sales Price*	\$2,100,000	\$2,200,000	+ 4.8%	\$2,222,500	\$2,325,000	+ 4.6%
Inventory of Homes for Sale	20	18	- 10.0%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--
Cumulative Days on Market Until Sale	95	76	- 20.0%	73	57	- 21.9%
Percent of Original List Price Received*	94.4%	97.2%	+ 3.0%	98.4%	98.5%	+ 0.1%
New Listings	2	1	- 50.0%	155	154	- 0.6%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	15	10	- 33.3%
Closed Sales	0	1	--	15	11	- 26.7%
Median Sales Price*	\$0	\$1,825,000	--	\$739,900	\$1,250,000	+ 68.9%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.9	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	314	--	53	64	+ 20.8%
Percent of Original List Price Received*	0.0%	87.1%	--	98.0%	97.9%	- 0.1%
New Listings	1	0	- 100.0%	18	9	- 50.0%

* 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

