

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Weston

Single-Family Properties

Key Metrics	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	3	- 50.0%	6	3	- 50.0%
Closed Sales	4	11	+ 175.0%	4	11	+ 175.0%
Median Sales Price*	\$3,587,500	\$3,188,000	- 11.1%	\$3,587,500	\$3,188,000	- 11.1%
Inventory of Homes for Sale	20	16	- 20.0%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	73	104	+ 42.5%	73	104	+ 42.5%
Percent of Original List Price Received*	91.5%	92.7%	+ 1.3%	91.5%	92.7%	+ 1.3%
New Listings	10	5	- 50.0%	10	5	- 50.0%

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

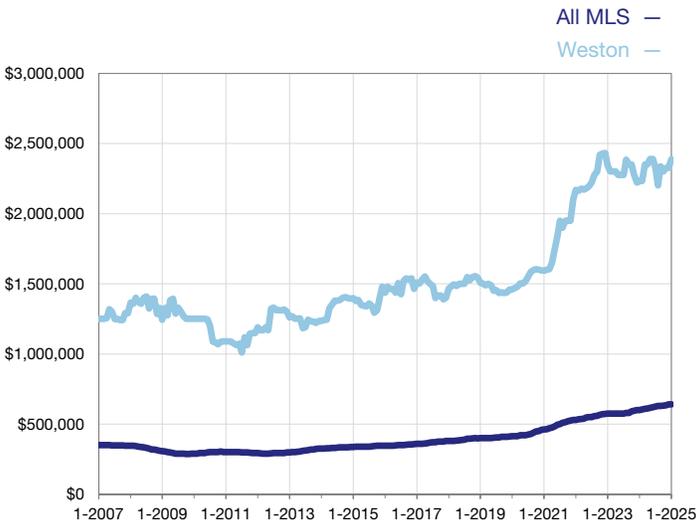
Condominium Properties

Key Metrics	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Median Sales Price*	\$2,850,000	\$1,195,000	- 58.1%	\$2,850,000	\$1,195,000	- 58.1%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.9	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	86	28	- 67.4%	86	28	- 67.4%
Percent of Original List Price Received*	91.8%	100.0%	+ 8.9%	91.8%	100.0%	+ 8.9%
New Listings	0	0	--	0	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

