

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Weston

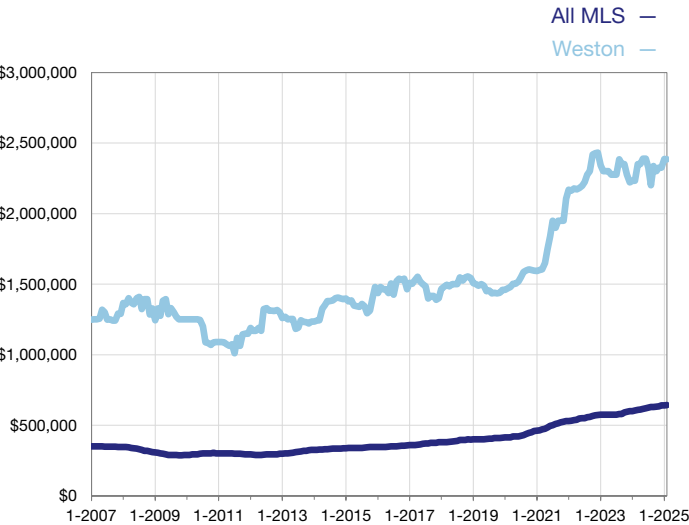
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	10	6	- 40.0%	16	9	- 43.8%
Closed Sales	5	2	- 60.0%	9	13	+ 44.4%
Median Sales Price*	\$2,090,000	\$1,532,500	- 26.7%	\$2,400,000	\$2,850,000	+ 18.8%
Inventory of Homes for Sale	19	31	+ 63.2%	--	--	--
Months Supply of Inventory	1.8	3.8	+ 111.1%	--	--	--
Cumulative Days on Market Until Sale	21	96	+ 357.1%	44	103	+ 134.1%
Percent of Original List Price Received*	101.1%	95.3%	- 5.7%	96.8%	93.1%	- 3.8%
New Listings	9	23	+ 155.6%	19	28	+ 47.4%

* 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		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$635,000	\$0	- 100.0%	\$2,550,000	\$1,195,000	- 53.1%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.8	0.8	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	12	0	- 100.0%	61	28	- 54.1%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	94.5%	100.0%	+ 5.8%
New Listings	1	1	0.0%	1	1	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

