

Local Market Update – May 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Weston

Single-Family Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	15	20	+ 33.3%	54	57	+ 5.6%
Closed Sales	9	10	+ 11.1%	36	34	- 5.6%
Median Sales Price*	\$2,390,000	\$2,591,250	+ 8.4%	\$2,395,000	\$2,656,250	+ 10.9%
Inventory of Homes for Sale	44	58	+ 31.8%	--	--	--
Months Supply of Inventory	4.6	6.5	+ 41.3%	--	--	--
Cumulative Days on Market Until Sale	24	16	- 33.3%	65	61	- 6.2%
Percent of Original List Price Received*	101.1%	100.5%	- 0.6%	98.8%	96.6%	- 2.2%
New Listings	30	25	- 16.7%	88	109	+ 23.9%

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

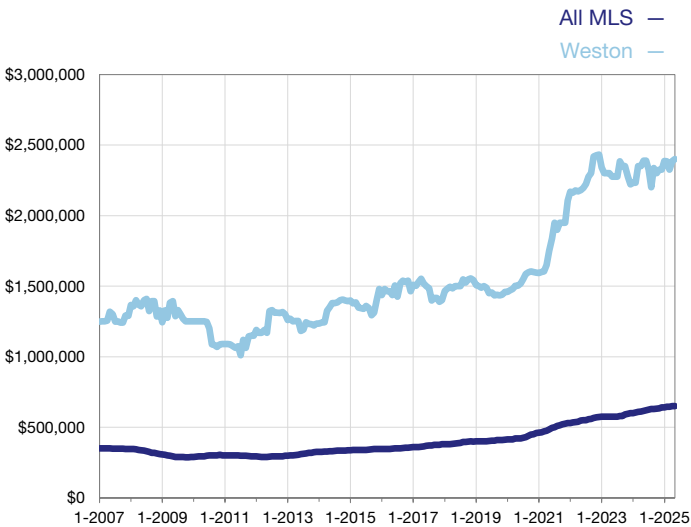
Condominium Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	2	--	3	5	+ 66.7%
Closed Sales	0	2	--	4	4	0.0%
Median Sales Price*	\$0	\$1,962,850	--	\$1,624,500	\$1,247,500	- 23.2%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	2.3	2.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	6	--	49	14	- 71.4%
Percent of Original List Price Received*	0.0%	100.0%	--	95.9%	101.5%	+ 5.8%
New Listings	1	1	0.0%	4	8	+ 100.0%

* 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

