

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Weston

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	7	+ 75.0%	6	13	+ 116.7%
Closed Sales	2	6	+ 200.0%	13	13	0.0%
Median Sales Price*	\$1,532,500	\$2,367,500	+ 54.5%	\$2,850,000	\$2,100,000	- 26.3%
Inventory of Homes for Sale	34	28	- 17.6%	--	--	--
Months Supply of Inventory	4.3	2.5	- 41.9%	--	--	--
Cumulative Days on Market Until Sale	96	147	+ 53.1%	103	149	+ 44.7%
Percent of Original List Price Received*	95.3%	94.7%	- 0.6%	93.1%	88.9%	- 4.5%
New Listings	23	18	- 21.7%	28	29	+ 3.6%

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

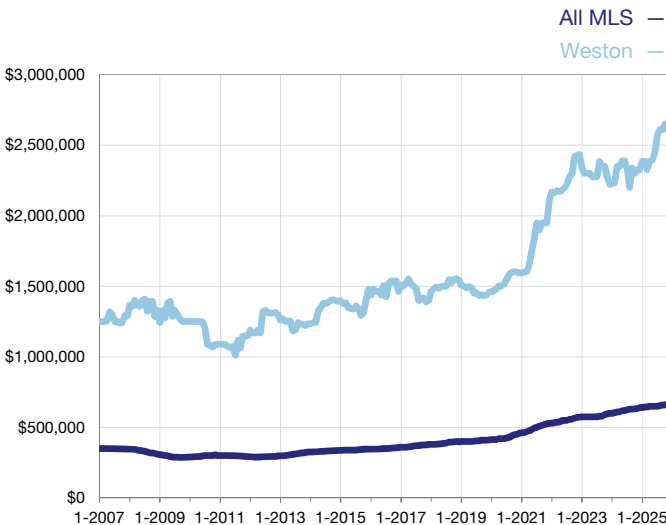
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	1	--	0	3	--
Closed Sales	0	0	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$0	--	\$1,195,000	\$900,000	- 24.7%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	28	54	+ 92.9%
Percent of Original List Price Received*	0.0%	0.0%	--	100.0%	94.9%	- 5.1%
New Listings	1	1	0.0%	1	3	+ 200.0%

* 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

