

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Weston

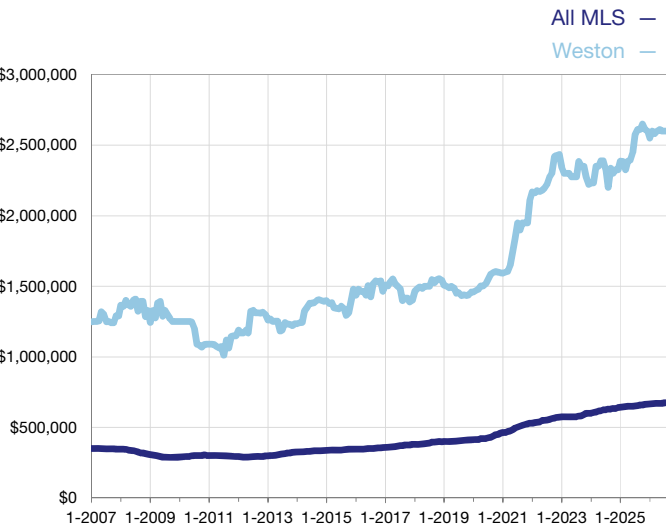
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	11	+ 83.3%	83	80	- 3.6%
Closed Sales	12	7	- 41.7%	83	72	- 13.3%
Median Sales Price*	\$2,282,444	\$2,350,000	+ 3.0%	\$2,650,000	\$2,665,000	+ 0.6%
Inventory of Homes for Sale	52	31	- 40.4%	--	--	--
Months Supply of Inventory	5.8	3.0	- 48.3%	--	--	--
Cumulative Days on Market Until Sale	68	74	+ 8.8%	64	76	+ 18.8%
Percent of Original List Price Received*	93.4%	88.4%	- 5.4%	95.9%	93.2%	- 2.8%
New Listings	6	8	+ 33.3%	136	121	- 11.0%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	9	11	+ 22.2%
Closed Sales	3	2	- 33.3%	9	12	+ 33.3%
Median Sales Price*	\$850,000	\$1,527,500	+ 79.7%	\$945,000	\$1,507,500	+ 59.5%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	34	21	- 38.2%	22	61	+ 177.3%
Percent of Original List Price Received*	94.6%	98.3%	+ 3.9%	99.9%	98.7%	- 1.2%
New Listings	2	0	- 100.0%	12	12	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

