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Weston, MA - Single Family November, 2010

Weston, MA - Single Family Properties One-Month Comparison:

	November, 2010	November, 2009	% Chg
Unit Sales	8	8	0.0%
Average Sale Price	\$1,221,450	\$973,547	25.5%
Median Sale Price	\$957,500	\$961,688	-0.4%
Average List Price	\$2,840,485	\$2,525,825	12.5%
Sales to List Price Ratio	91.2%	95.5%	-4.4%
Inventory	102	100	2.0%
Months of Supply	10.8	12.5	-13.3%
Market Time for Sold (Days)	313	96	226.0%
Market Time for Inventory (Days)	157	242	-35.2%
Price per Sq Ft for Sold	\$293	\$288	1.7%
Price per Sq Ft for Inventory	\$533	\$415	28.6%

Data From: MLS PIN

Sales

Unit sales in November were 8, unchanged from the same month last year. Sales/list price ratio in November moved down to 91.2% from 95.9% in October.

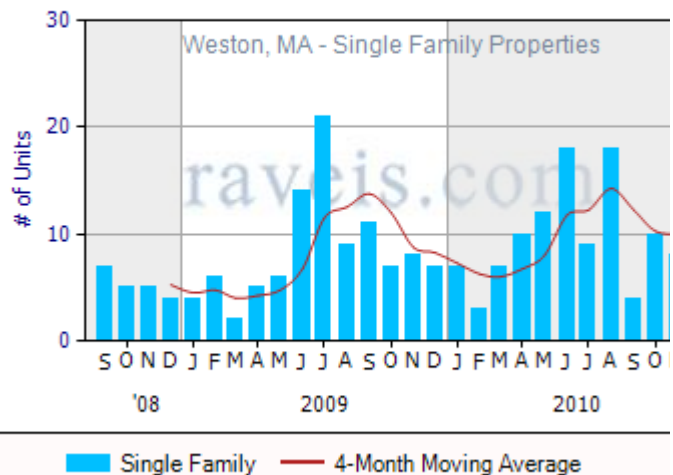
Prices

Median price of \$957,500 in November was up 26.4% from \$757,500 in October but down 0.4% from \$961,688 in November of 2009. 3-month average sale price of \$1,161,641 in November was up marginally from \$1,142,567 in October but down a little from \$1,191,111 in November of 2009.

Inventory

Unit Sales

Number of homes sold.



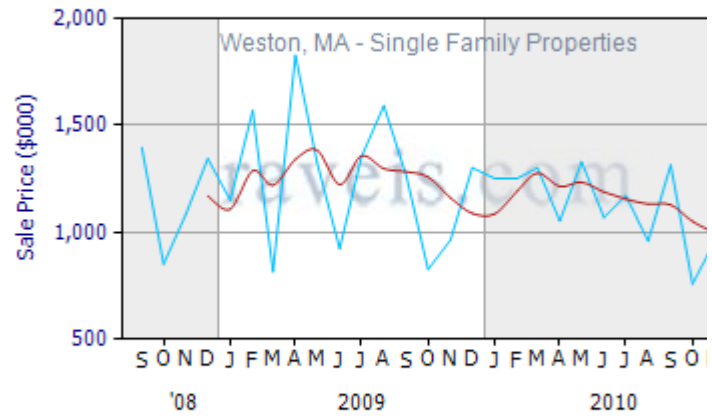
Inventory of 102 in November was down 15.0% from 120 in October but up 2.0% from 100 in November of 2009. New listings in November moved down to 9 from 28 in October.

Market Time

Days on market of 313 in November was way up from 163 in October and up considerably from 96 in November of 2009. Months of supply of 10.8 in November was down moderately from 12.7 in October and down somewhat from 12.5 in November of 2009.

Median Sales Price

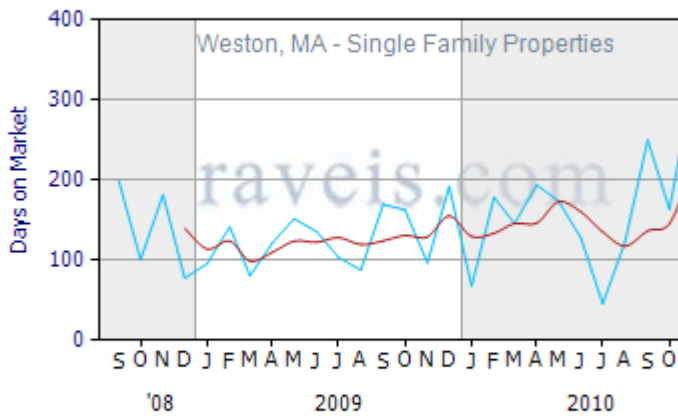
Median means 'middle'. There are an equal number of homes priced above below the median.



— Single Family — 4-Month Moving Average

Market Time for Sold

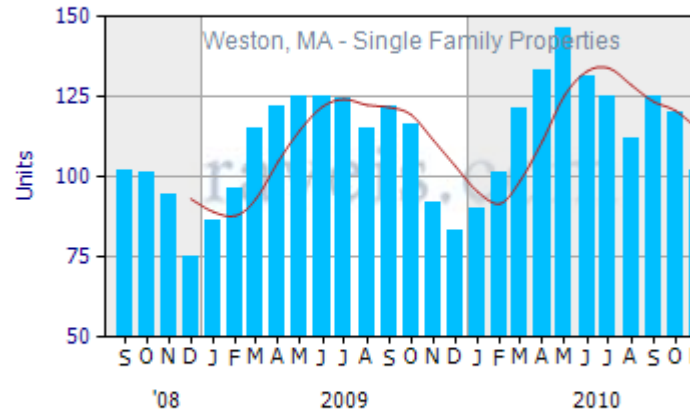
Average days on the market for properties that sold during the month



— Single Family — 4-Month Moving Average

Total Inventory

Number of homes on the market. High inventory means choice for buyers, competition for sellers.



— Single Family — 4-Month Moving Average

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Data courtesy of: MLSPIN

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