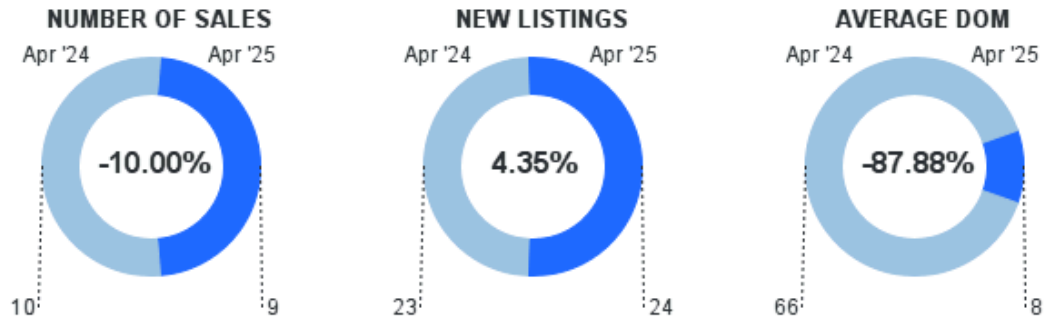


WESTON | April 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



-29.91% ↓

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

-15.67% ↓

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

-33.13% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

-19.99% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

■ Apr '24 ■ Apr '25

AREA REPORT

WESTON

FULL MARKET SUMMARY

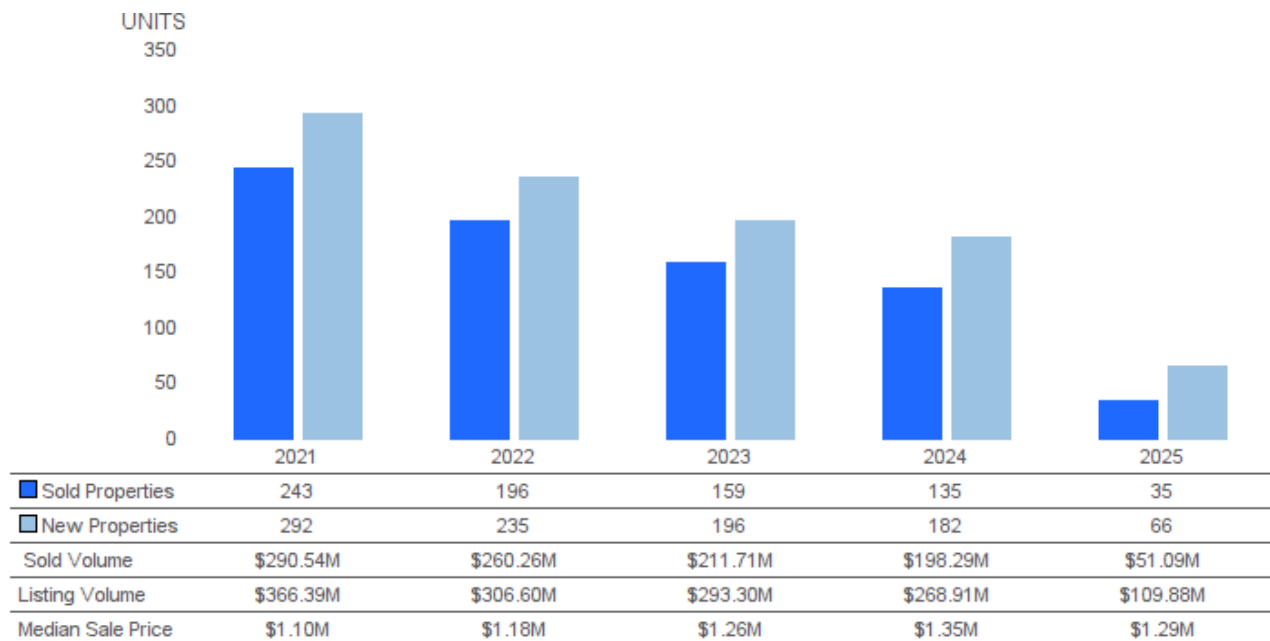
April 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	April 2025	April 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	24	23	4.35%	66	63	4.76%
Sold Listings	9	10	-10%	35	27	29.63%
Median List Price (Solds)	\$968,000	\$1,447,500	-33.13%	\$1,225,000	\$1,150,000	6.52%
Median Sold Price	\$990,000	\$1,412,500	-29.91%	\$1,295,000	\$1,200,000	7.92%
Median Days on Market	6	21	-71.43%	15	20	-25%
Average List Price (Solds)	\$1,165,544	\$1,456,790	-19.99%	\$1,414,937	\$1,227,699	15.25%
Average Sold Price	\$1,247,929	\$1,479,900	-15.67%	\$1,459,796	\$1,249,595	16.82%
Average Days on Market	8	66	-87.88%	42	47	-10.64%
List/Sold Price Ratio	107.3%	101.5%	5.74%	104.9%	102.2%	2.61%

SOLD AND NEW PROPERTIES (UNITS)

April 2025 | Single Family Homes ?

Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

April 2025 | Single Family Homes ?

Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2025 | Single Family Homes ?

Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 2025 | Single Family Homes ?

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.

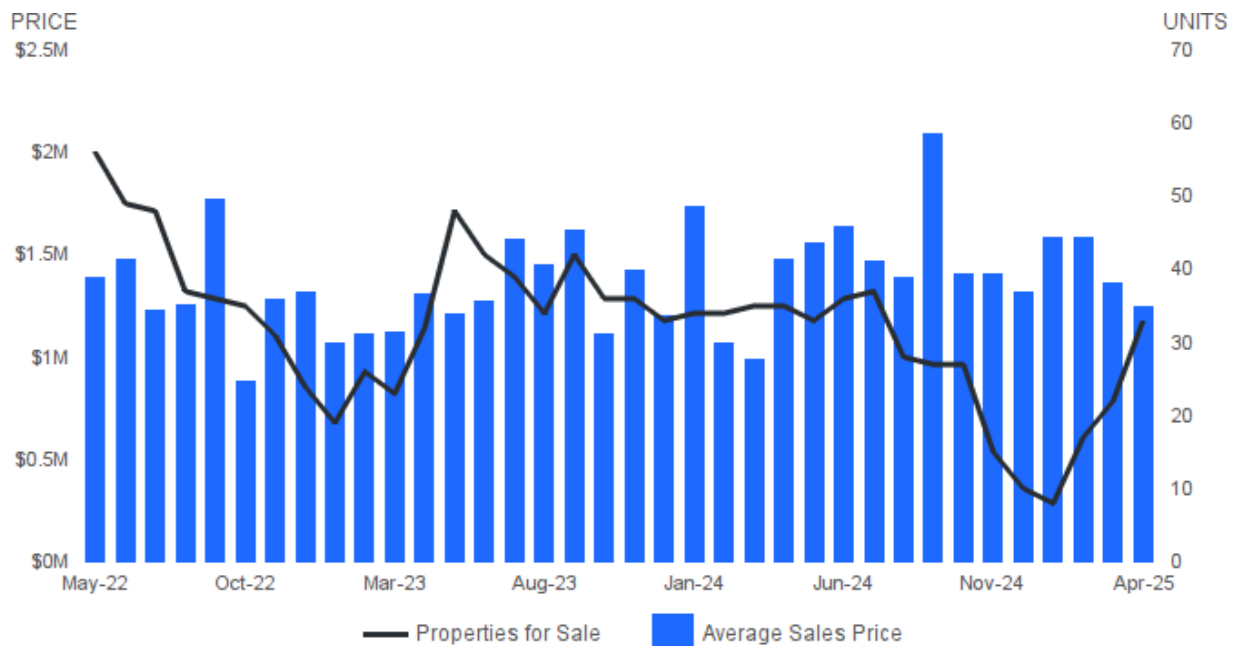


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

April 2025 | Single Family Homes ?

Average Sales Price | Average sales price for all properties sold.

Properties for Sale | Number of properties listed for sale at the end of month.

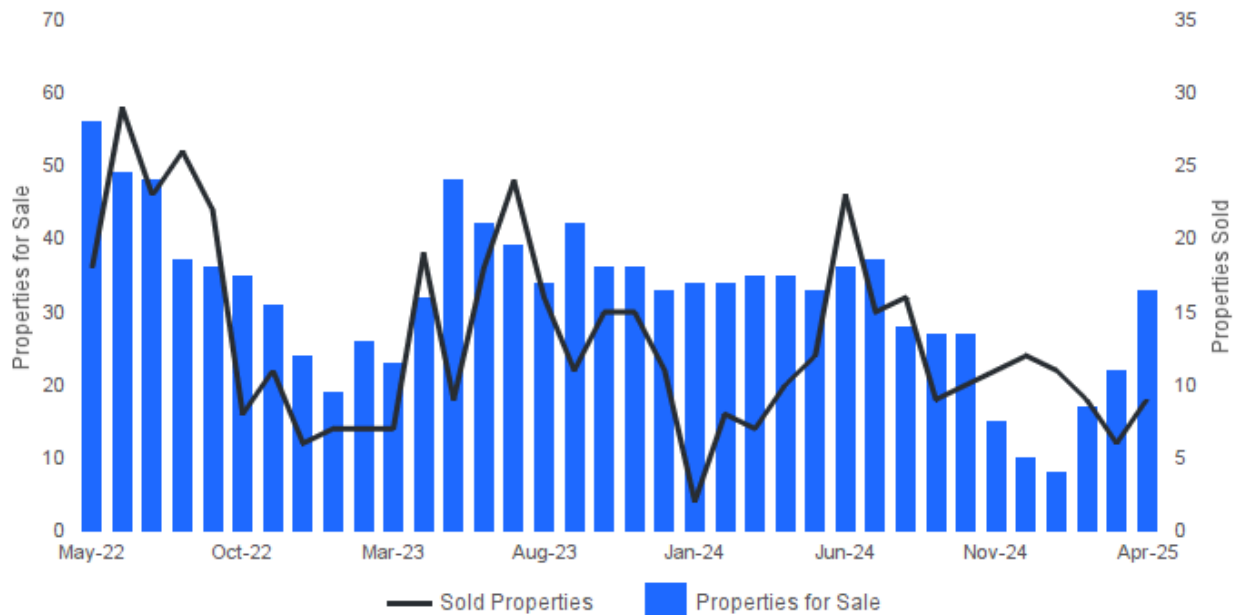


PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2025 | Single Family Homes ?

Properties for Sale | Number of properties listed for sale at the end of month.

Sold Properties | Number of properties sold.



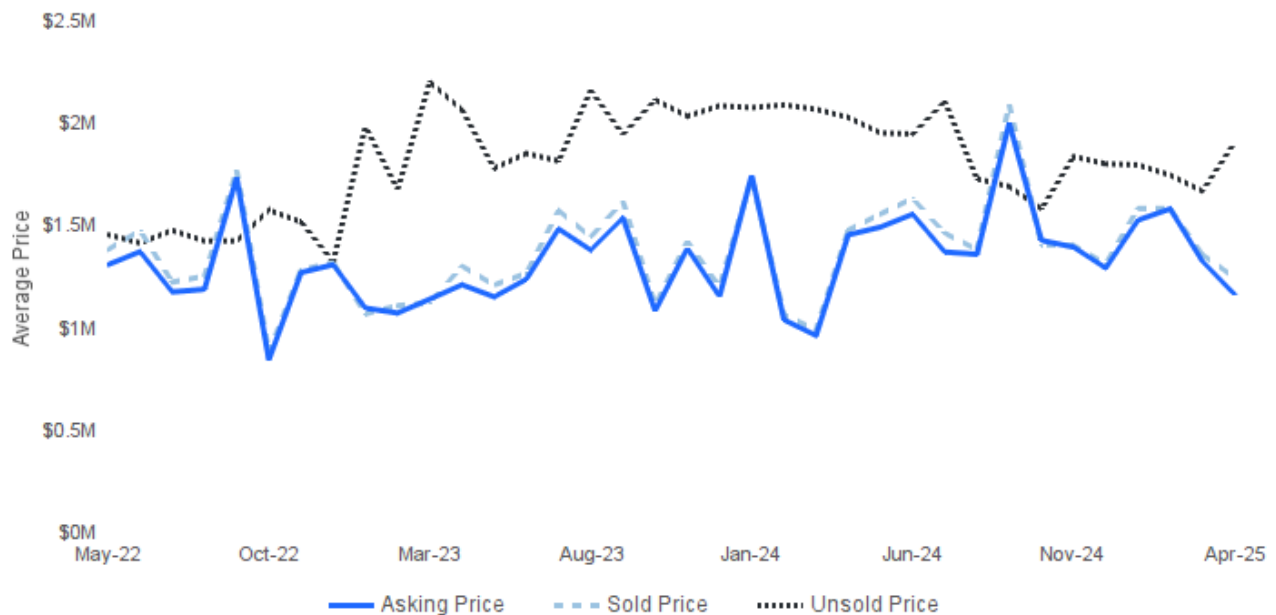
AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2025 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

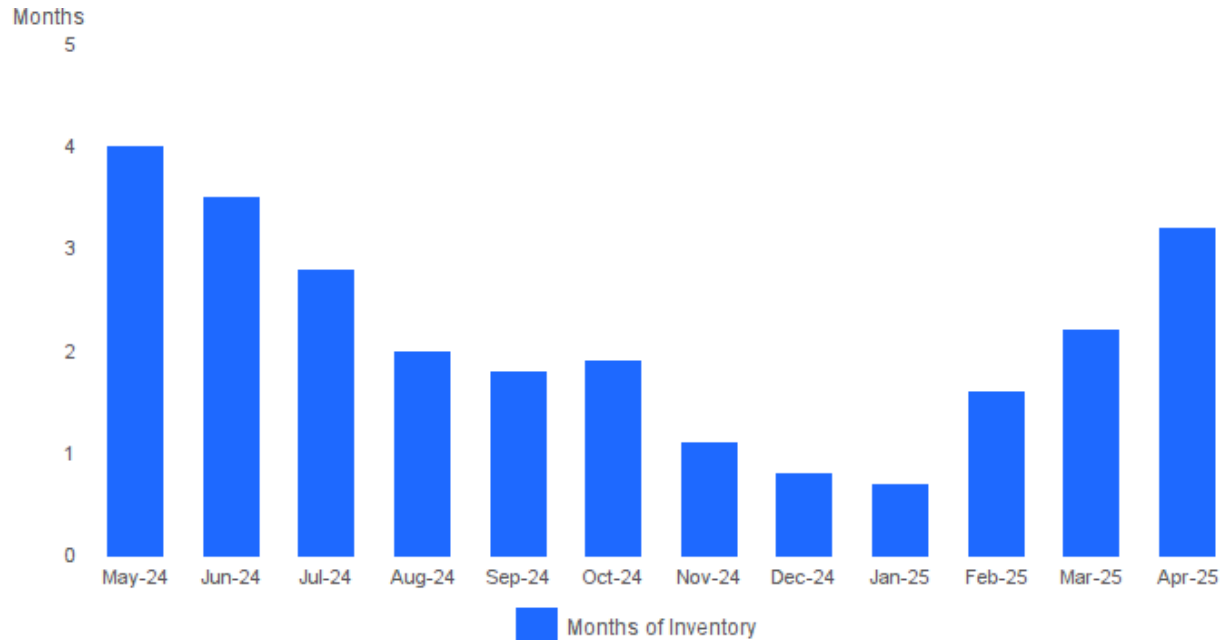
Unsold Price | the average active list price



ABSORPTION RATE

April 2025 | Single Family Homes ?

Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



MONTHS SUPPLY OF INVENTORY

April 2025 | Single Family Homes ?

Months Supply of Inventory | Properties for sale divided by number of properties sold.

Units Listed | Number of properties listed for sale at the end of month.

Units Sold | Number of properties sold.

