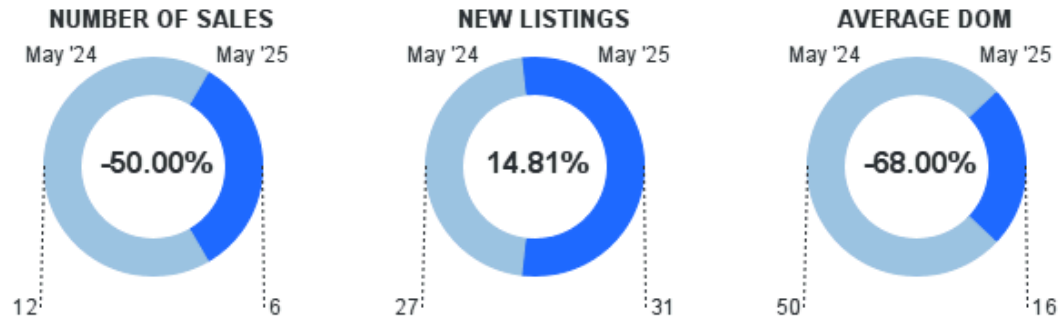


## WESTON | May 2025

REAL ESTATE SNAPSHOT - Change since this time last year


Single Family Homes



**4.98%**   
**MEDIAN SALES PRICE**  
SINGLE FAMILY HOMES

**6.15%**   
**AVERAGE SALES PRICE**  
SINGLE FAMILY HOMES

**8.41%**   
**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY HOMES

**4.33%**   
**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY HOMES

 May '24  May '25

# AREA REPORT

## WESTON

### FULL MARKET SUMMARY

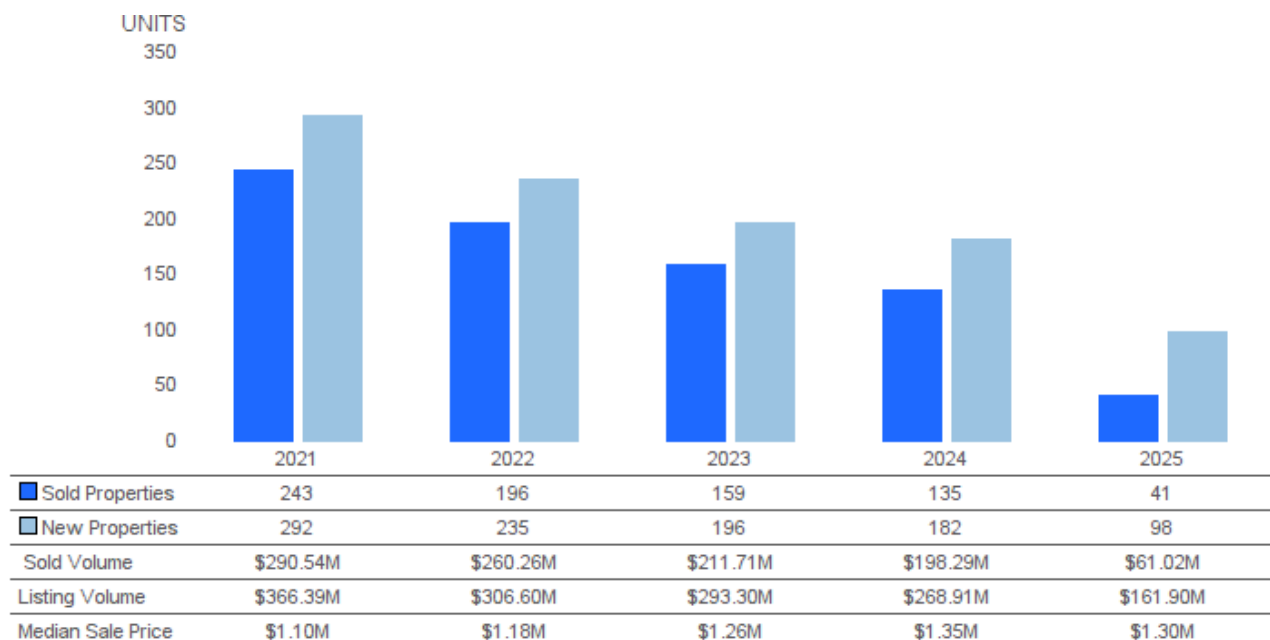
May 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	May 2025	May 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	31	27	14.81% ↑	98	90	8.89% ↑
Sold Listings	6	12	-50% ↓	41	39	5.13% ↑
Median List Price (Solds)	\$1,492,500	\$1,376,727	8.41% ↑	\$1,299,000	\$1,175,000	10.55% ↑
Median Sold Price	\$1,580,000	\$1,505,000	4.98% ↑	\$1,305,000	\$1,310,000	-0.38% ↓
Median Days on Market	10	12	-16.67% ↓	14	19	-26.32% ↓
Average List Price (Solds)	\$1,559,666	\$1,494,871	4.33% ↑	\$1,436,117	\$1,309,906	9.64% ↑
Average Sold Price	\$1,654,000	\$1,558,170	6.15% ↑	\$1,488,216	\$1,344,541	10.69% ↑
Average Days on Market	16	50	-68% ↓	38	48	-20.83% ↓
List/Sold Price Ratio	105.7%	106.4%	-0.7% ↓	105%	103.5%	1.44% ↑

### SOLD AND NEW PROPERTIES (UNITS)

May 2025 | Single Family Homes ?

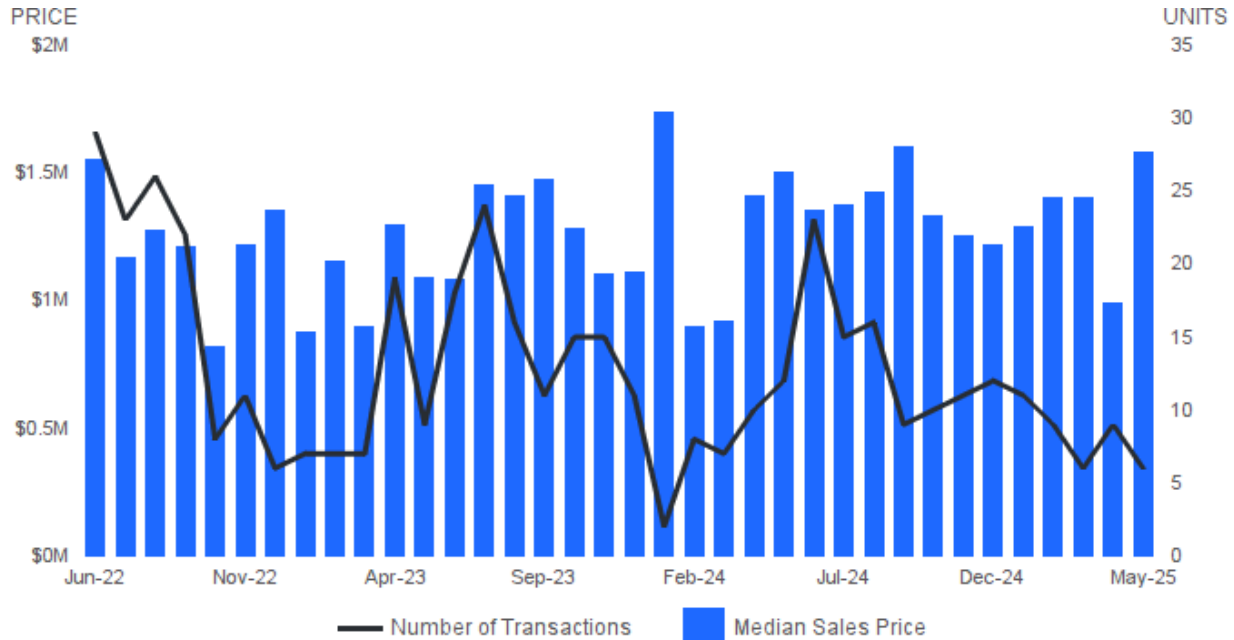
**Sold Properties** | Number of properties sold during the year  
**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

May 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

May 2025 | Single Family Homes ?

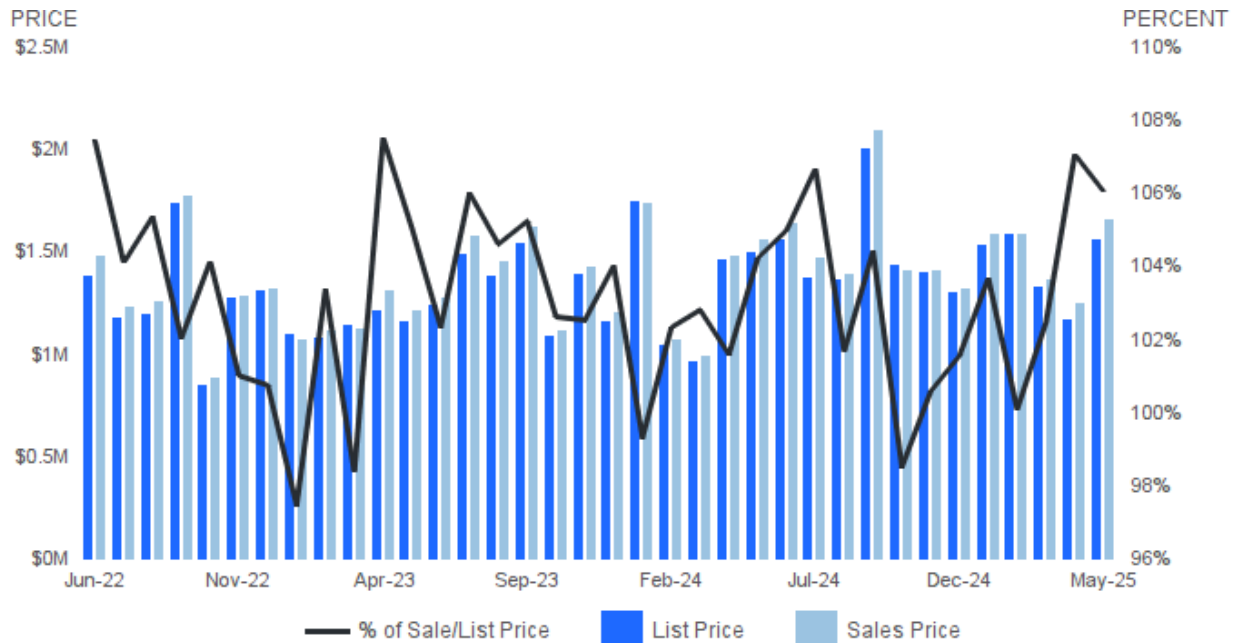
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 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

May 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.

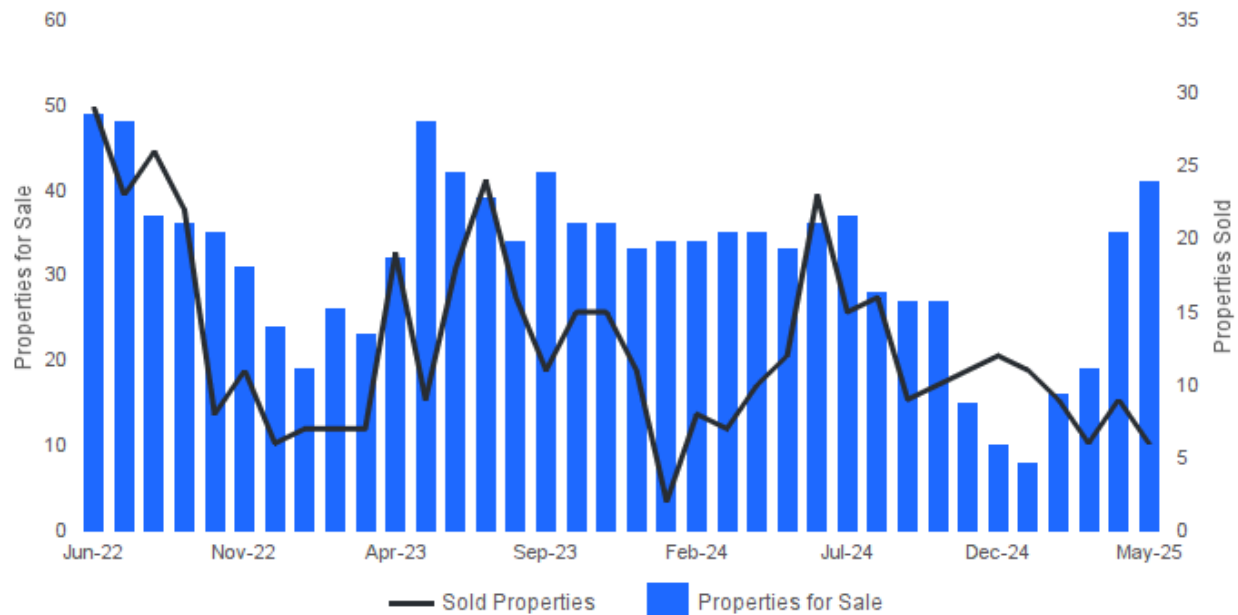


## PROPERTIES FOR SALE AND SOLD PROPERTIES

May 2025 | Single Family Homes ?

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

**Sold Properties** | Number of properties sold.



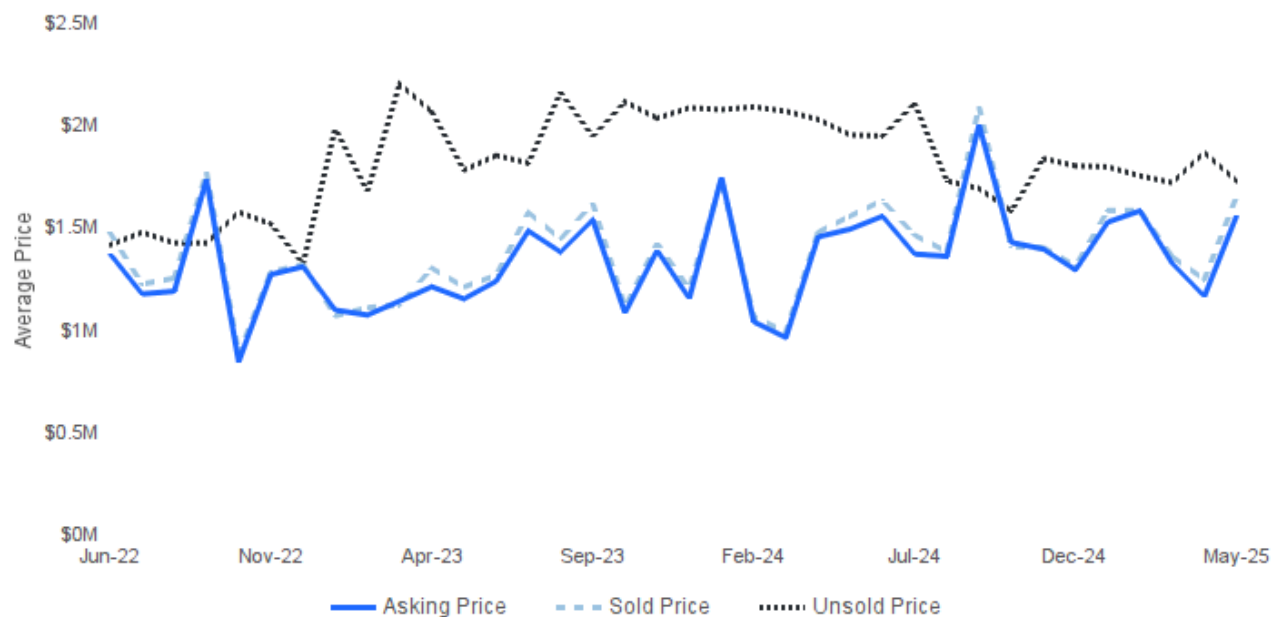
## AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2025 | Single Family Homes ?

**Asking Price** | the average asking price of sold properties

**Sold Price** | the average selling price

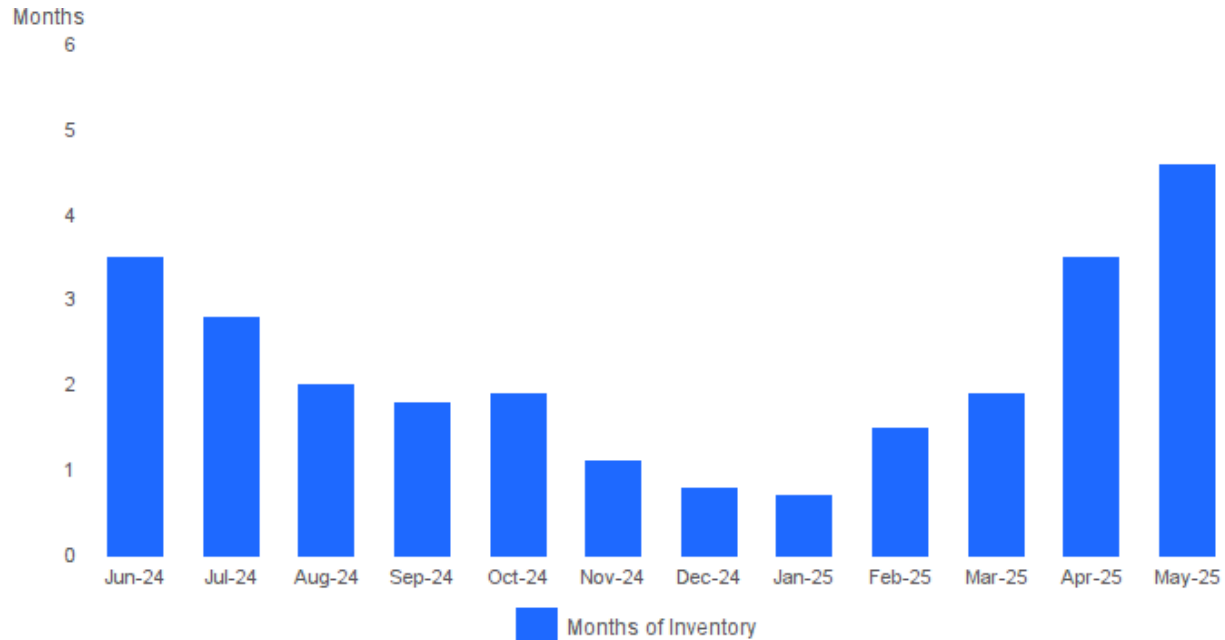
**Unsold Price** | the average active list price



## ABSORPTION RATE

May 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

May 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.

