


















AREA REPORT

WESTON

FULL MARKET SUMMARY

June 2020 | Single Family Homes 

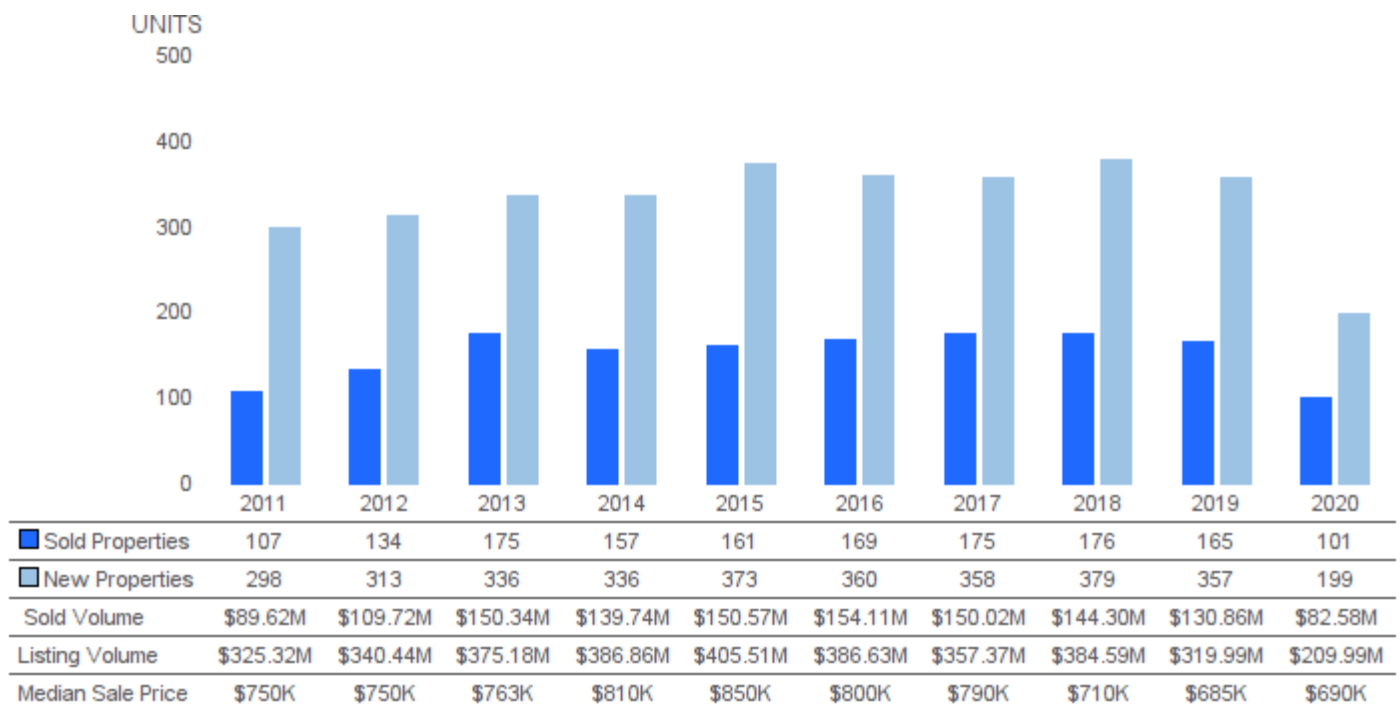
	Month to Date			Year to Date		
	June 2020	June 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	53	19	178.95% 	196	233	-15.88% 
Sold Listings	29	12	141.67% 	94	65	44.62% 
Median Listing Price	\$699,000	\$759,000	-7.91% 	\$699,000	\$699,000	0%
Median Selling Price	\$675,000	\$745,000	-9.4% 	\$690,000	\$665,000	3.76% 
Median Days on Market	111	68	63.24% 	126	78	61.54% 
Average Listing Price	\$844,346	\$727,941	15.99% 	\$873,436	\$804,232	8.6% 
Average Selling Price	\$810,632	\$713,166	13.67% 	\$824,809	\$766,666	7.58% 
Average Days on Market	147	67	119.4% 	150	129	16.28% 
List/Sell Price Ratio	96.1%	98.7%	-2.64% 	94.5%	95.7%	-1.25% 

SOLD AND NEW PROPERTIES (UNITS)

June 2020 | 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

June 2020 | 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.

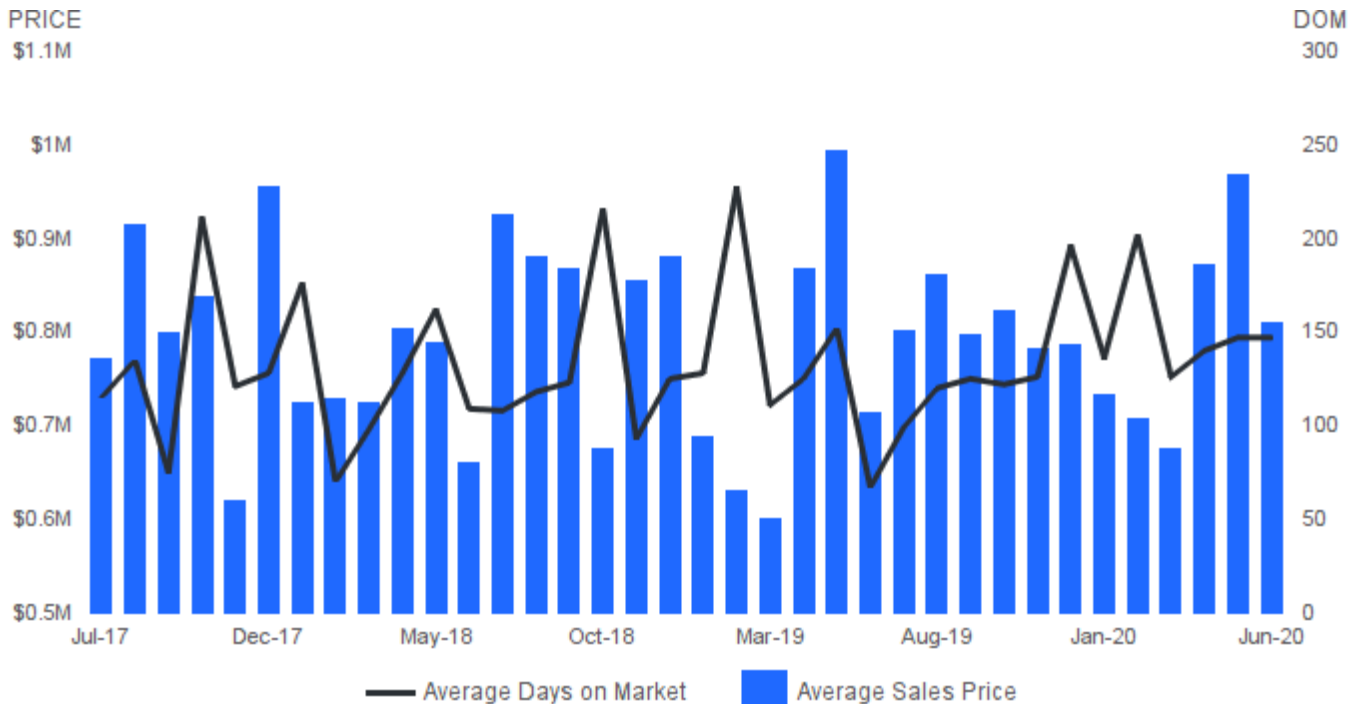


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2020 | Single Family Homes 

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

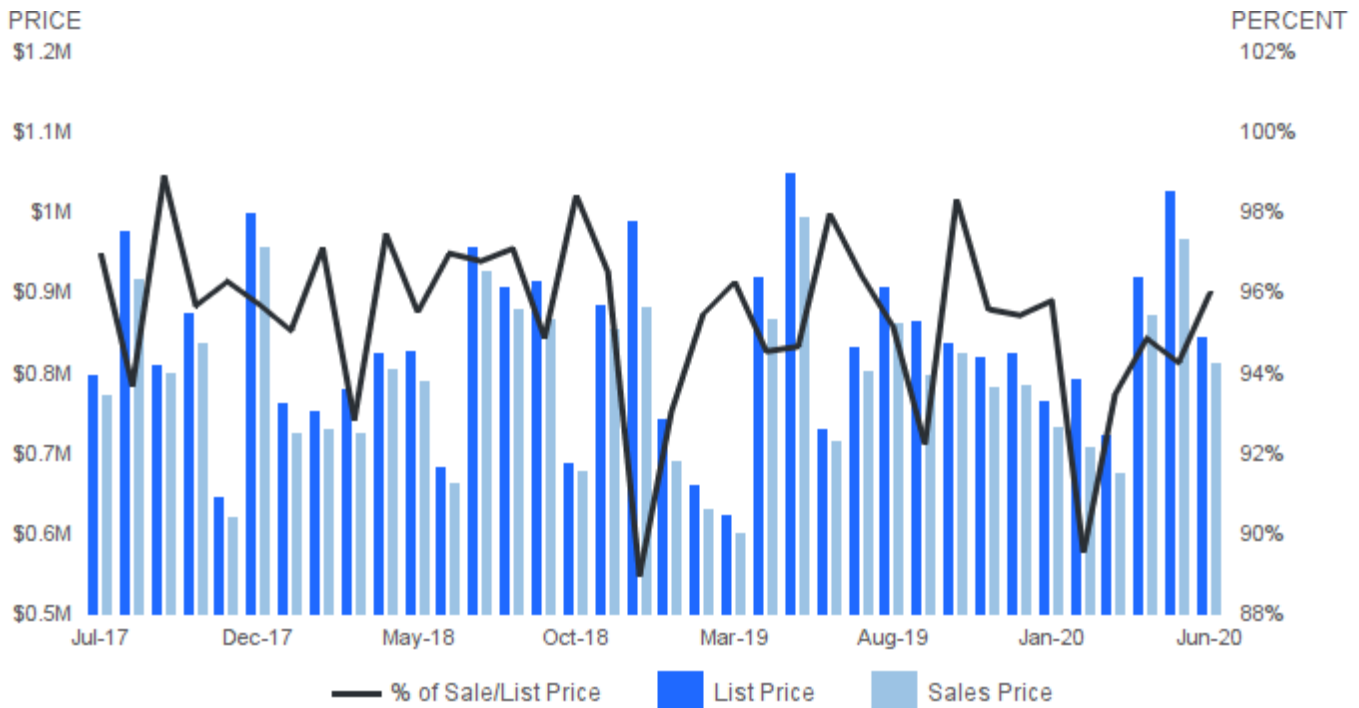
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

June 2020 | Single Family Homes 

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

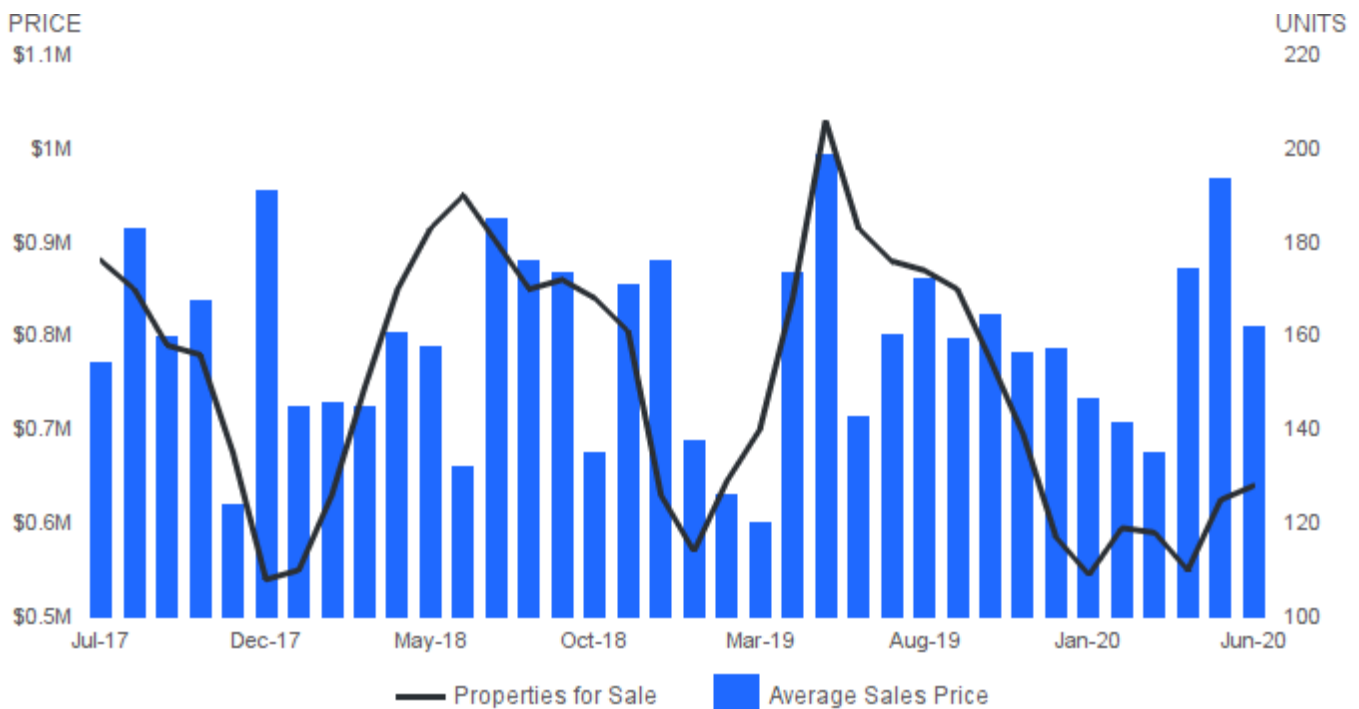


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

June 2020 | 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.

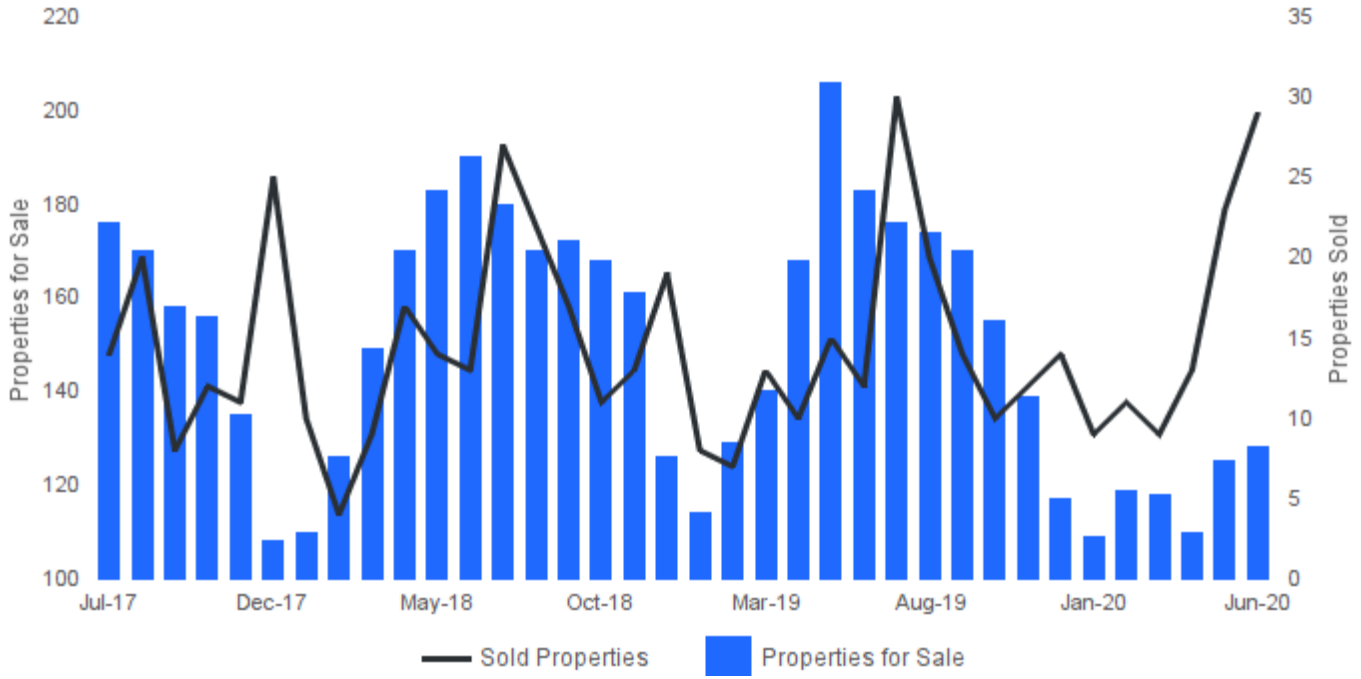


PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2020 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



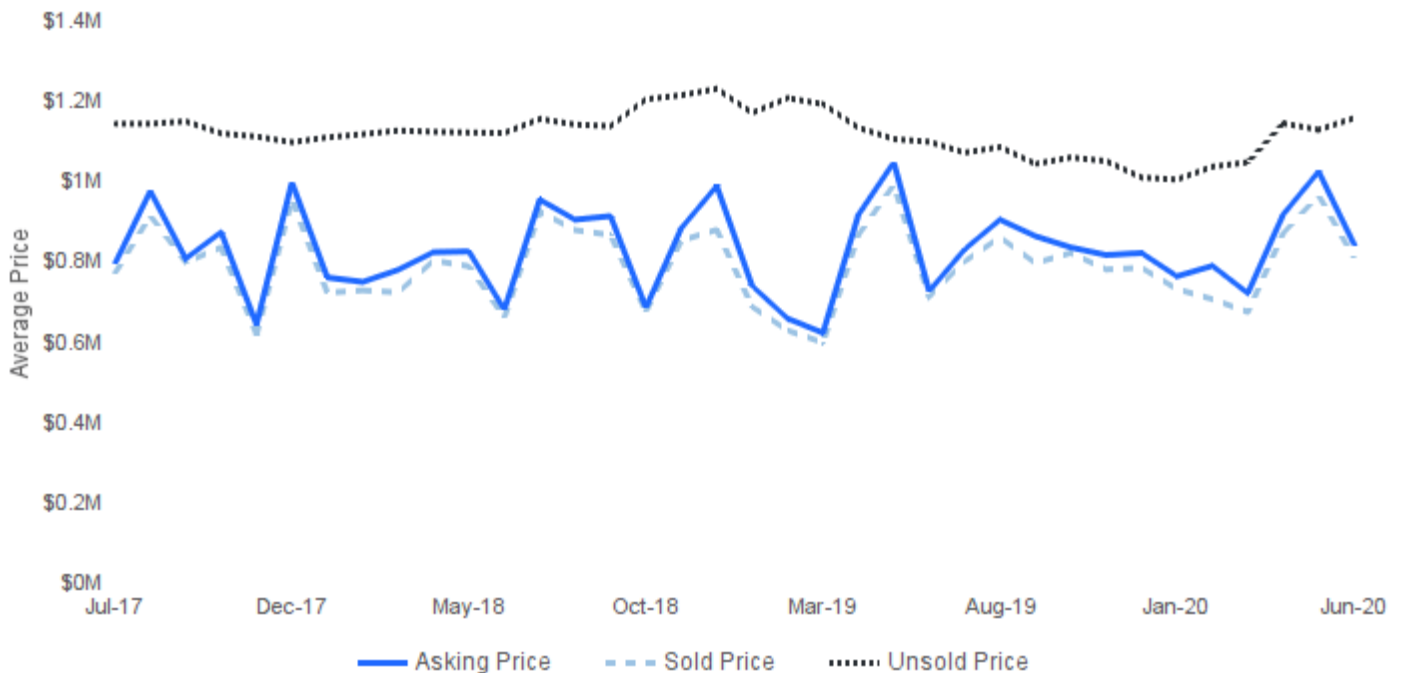
AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2020 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

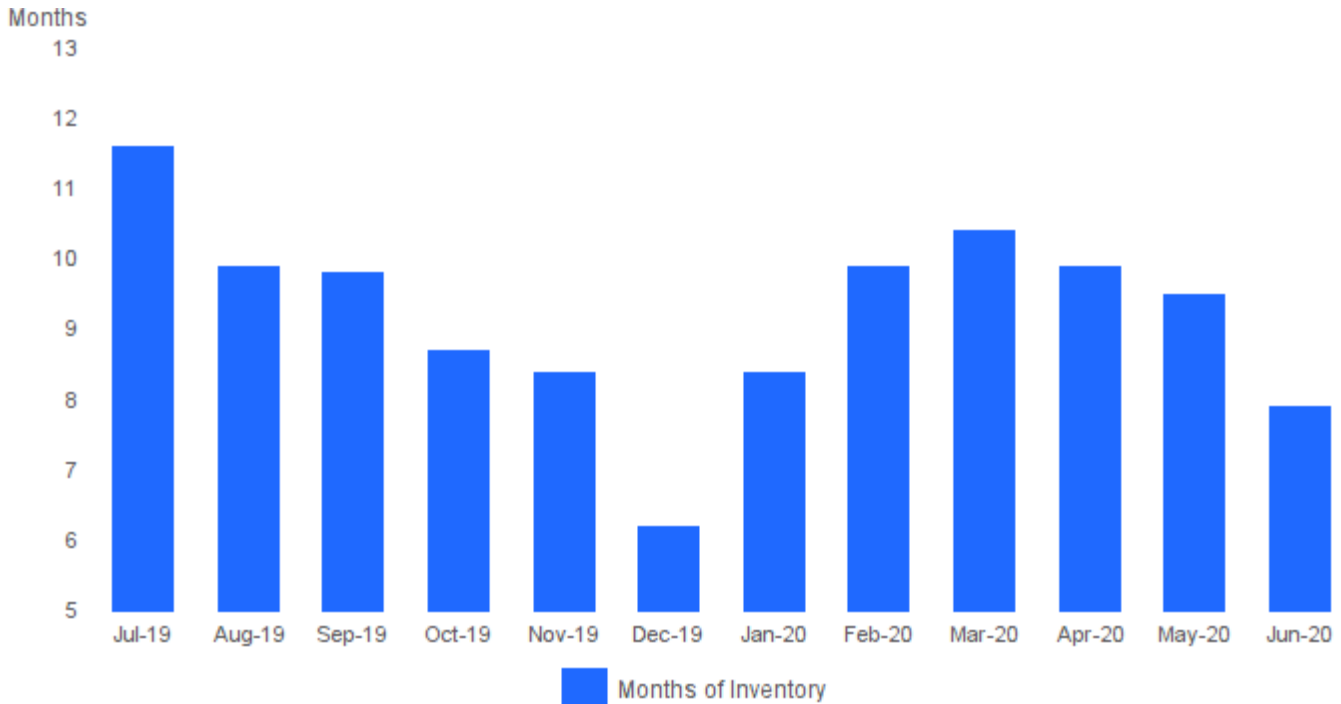
Sold Price | the average selling price



ABSORPTION RATE

June 2020 | 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

June 2020 | 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.

