

AREA REPORT

WESTON

FULL MARKET SUMMARY

August 2020 | Single Family Homes ?

	Month to Date			Year to Date		
	August 2020	August 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	26	25	4% ↑	271	290	-6.55% ↓
Sold Listings	45	20	125% ↑	174	115	51.3% ↑
Median List Price (Solds)	\$879,000	\$812,500	8.18% ↑	\$774,750	\$699,500	10.76% ↑
Median Sold Price	\$868,000	\$784,500	10.64% ↑	\$750,000	\$689,000	8.85% ↑
Median Days on Market	58	107	-45.79% ↓	84	79	6.33% ↑
Average List Price (Solds)	\$929,940	\$905,027	2.75% ↑	\$878,145	\$828,793	5.95% ↑
Average Sold Price	\$911,604	\$861,173	5.86% ↑	\$843,459	\$792,200	6.47% ↑
Average Days on Market	97	120	-19.17% ↓	132	120	10% ↑
List/Sold Price Ratio	98.5%	95.2%	3.49% ↑	96.3%	95.8%	0.49% ↑

SOLD AND NEW PROPERTIES (UNITS)

August 2020 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

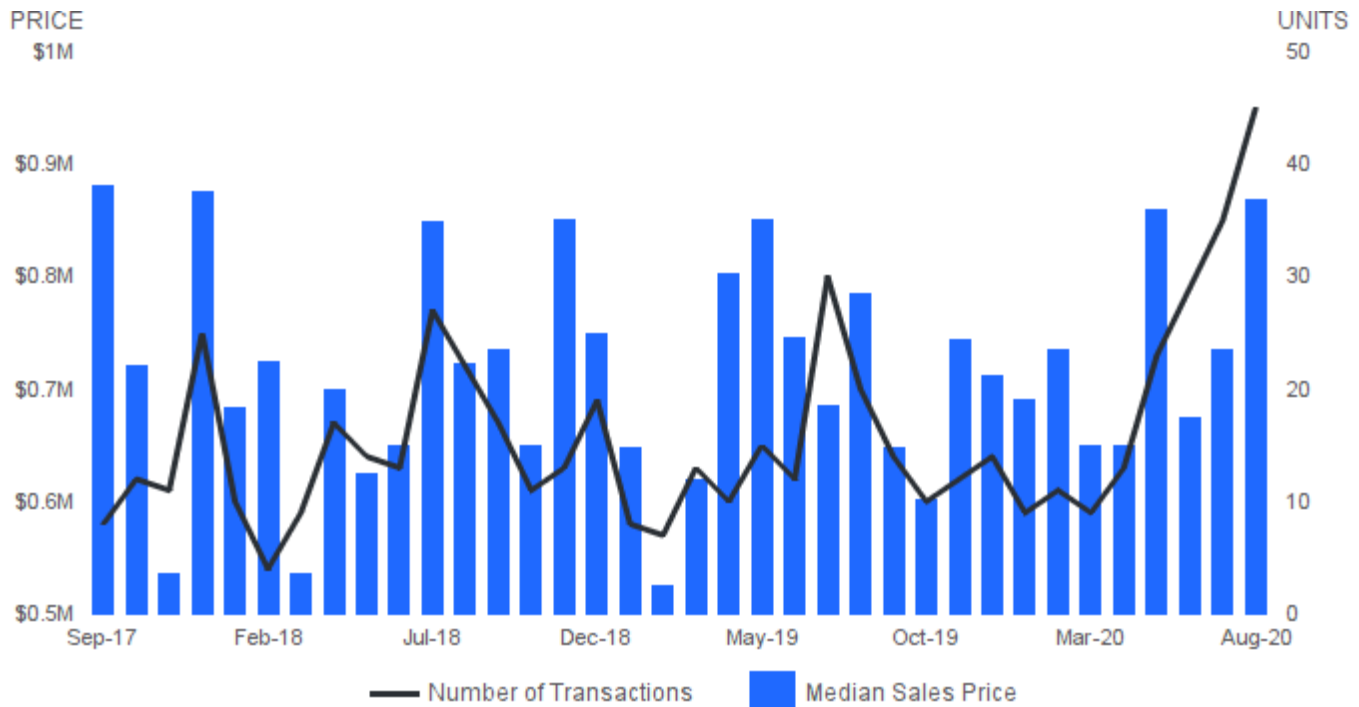


MEDIAN SALES PRICE AND NUMBER OF SALES

August 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.

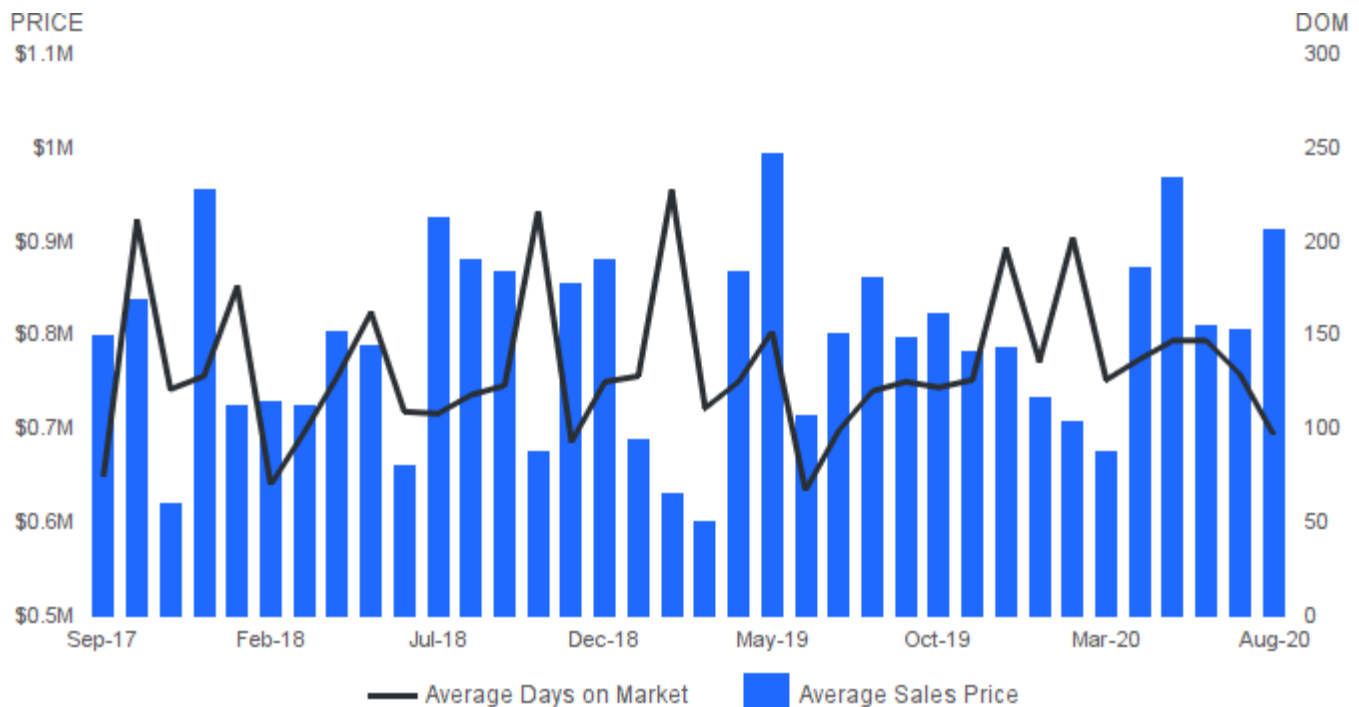


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 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

August 2020 | Single Family Homes ?

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

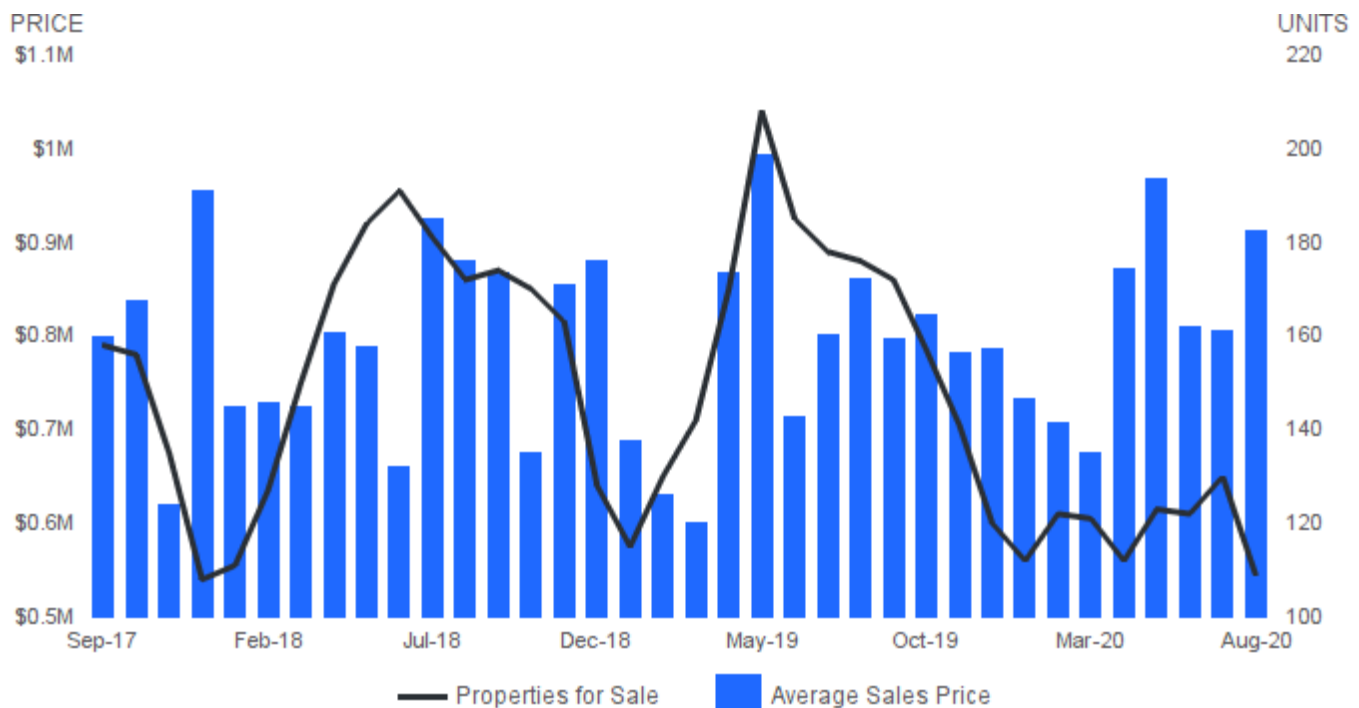


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 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.

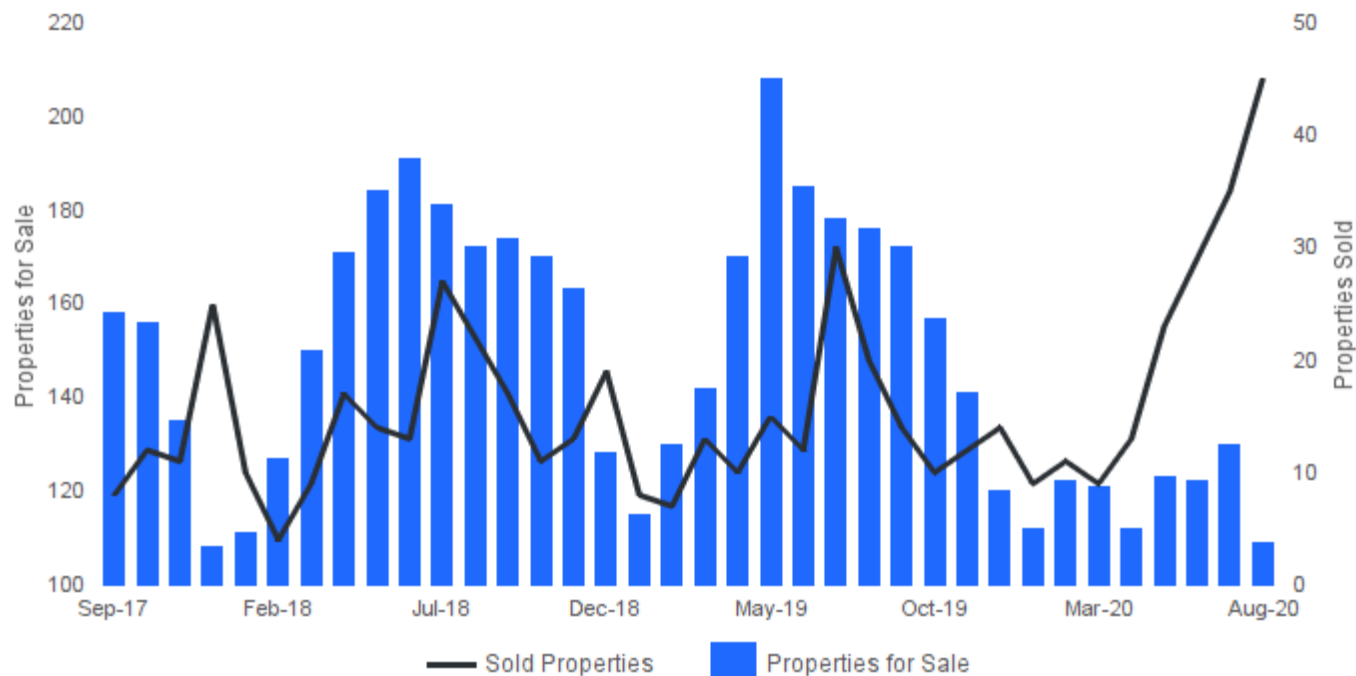


PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2020 | Single Family Homes 

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

Sold Properties | Number of properties sold.



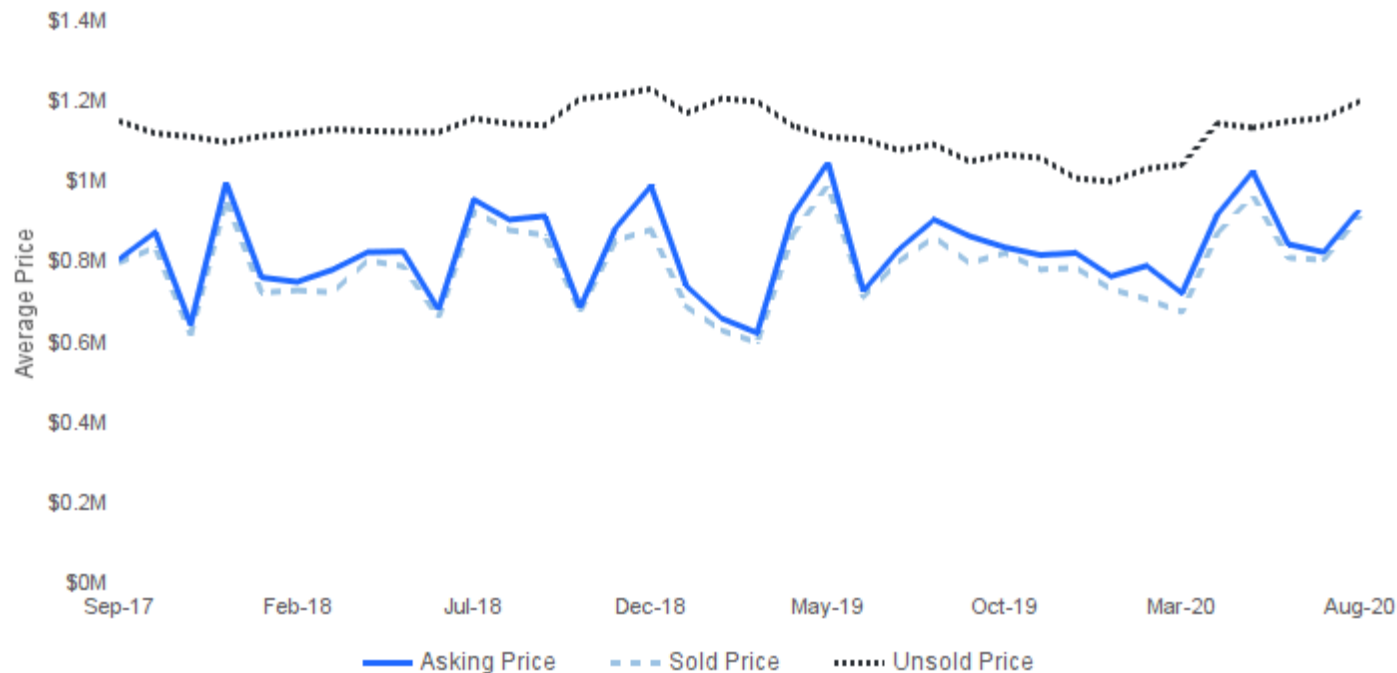
AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2020 | Single Family Homes 

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

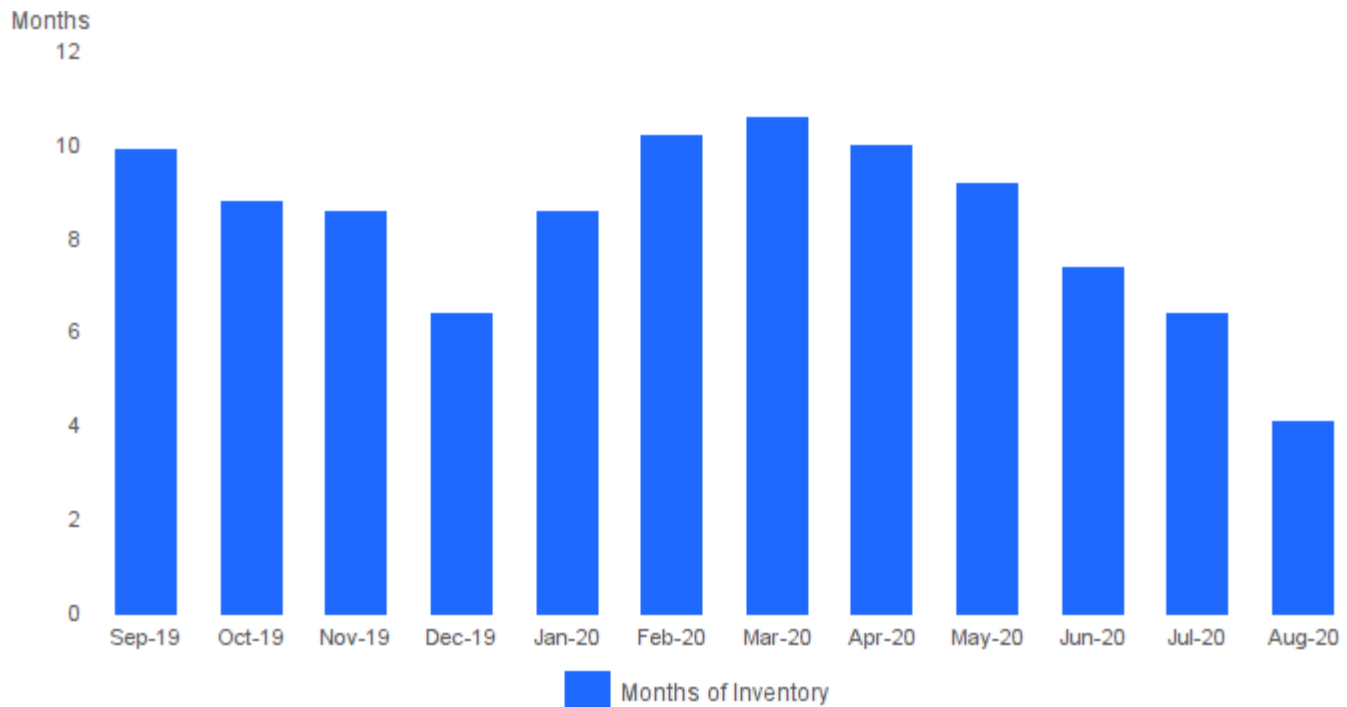
Sold Price | the average selling price



ABSORPTION RATE

August 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

August 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.

