

AREA REPORT

WESTON

FULL MARKET SUMMARY

May 2021 | Single Family Homes ?

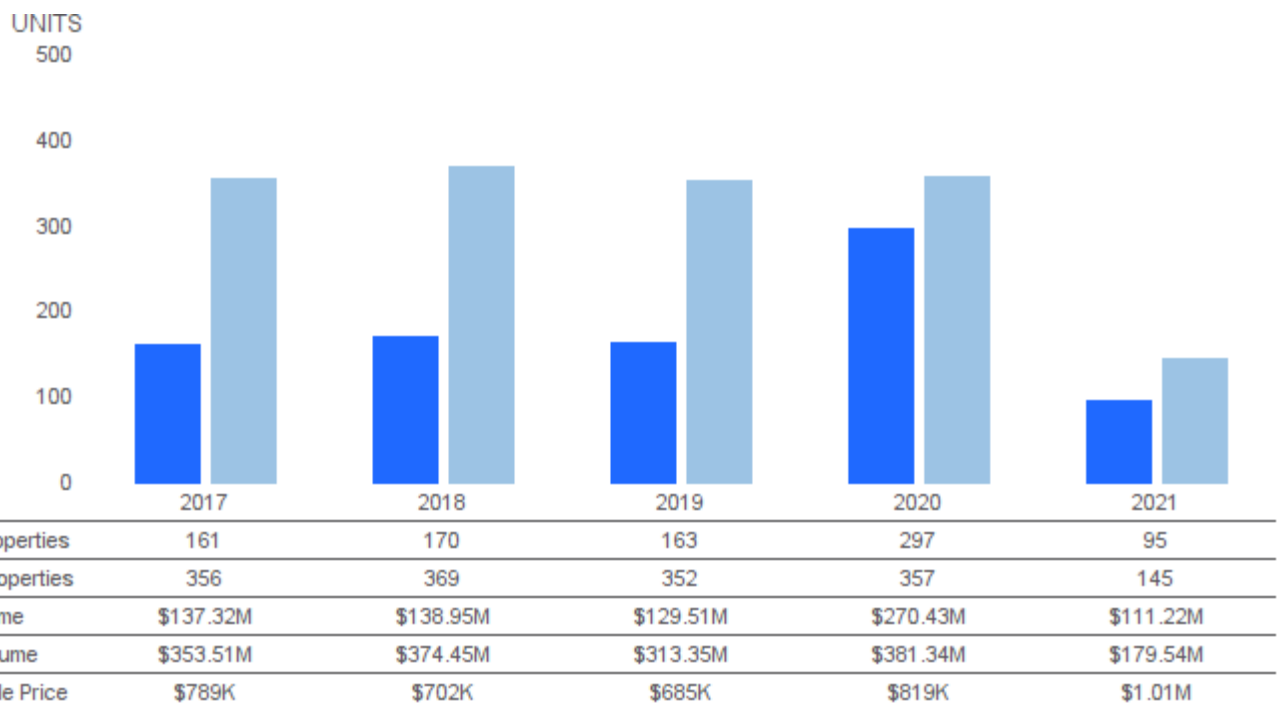
	Month to Date			Year to Date		
	May 2021	May 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	36	39	-7.69% ↓	142	137	3.65% ↑
Sold Listings	23	23	0%	91	63	44.44% ↑
Median List Price (Solds)	\$985,000	\$899,000	9.57% ↑	\$999,000	\$739,900	35.02% ↑
Median Sold Price	\$1,050,000	\$860,000	22.09% ↑	\$1,040,000	\$700,000	48.57% ↑
Median Days on Market	29	136	-78.68% ↓	43	147	-70.75% ↓
Average List Price (Solds)	\$1,148,343	\$1,025,730	11.95% ↑	\$1,173,065	\$893,317	31.32% ↑
Average Sold Price	\$1,207,234	\$966,869	24.86% ↑	\$1,173,160	\$836,416	40.26% ↑
Average Days on Market	47	147	-68.03% ↓	61	153	-60.13% ↓
List/Sold Price Ratio	105.6%	94.1%	12.2% ↑	101.6%	93.7%	8.49% ↑

SOLD AND NEW PROPERTIES (UNITS)

May 2021 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

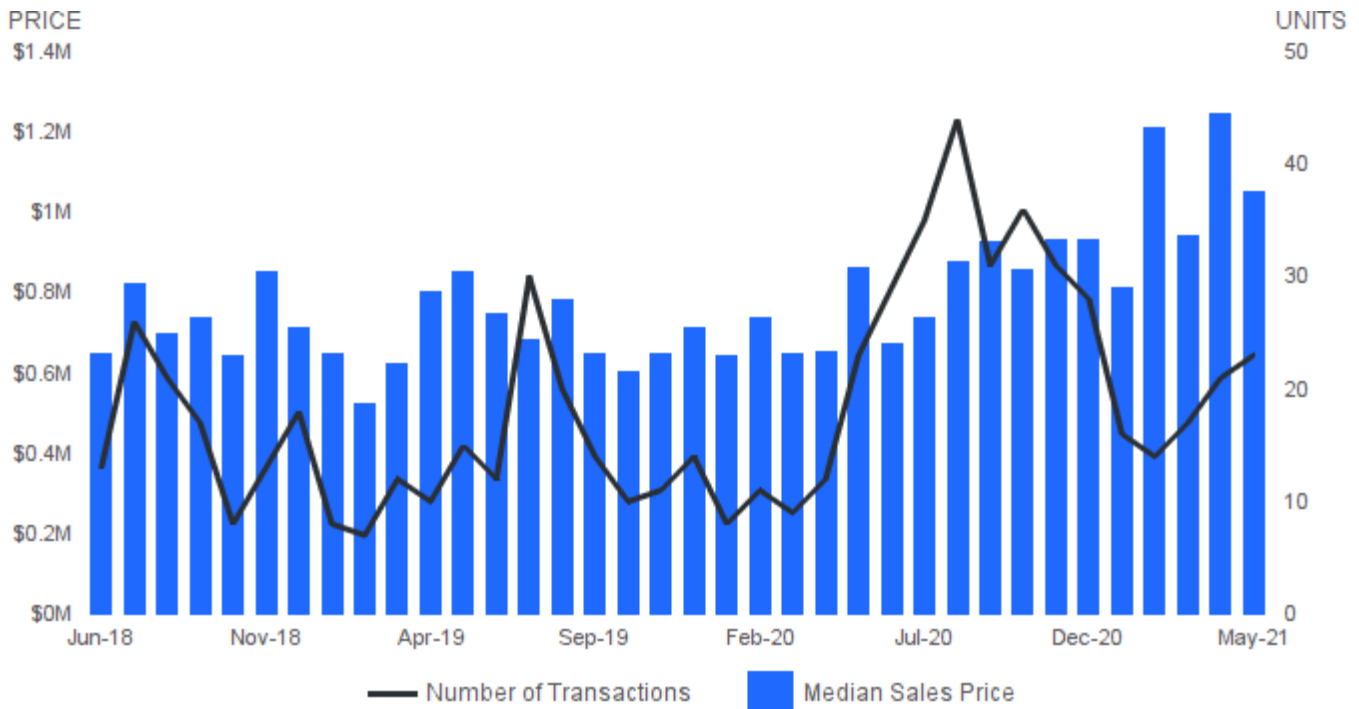


MEDIAN SALES PRICE AND NUMBER OF SALES

May 2021 | 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.

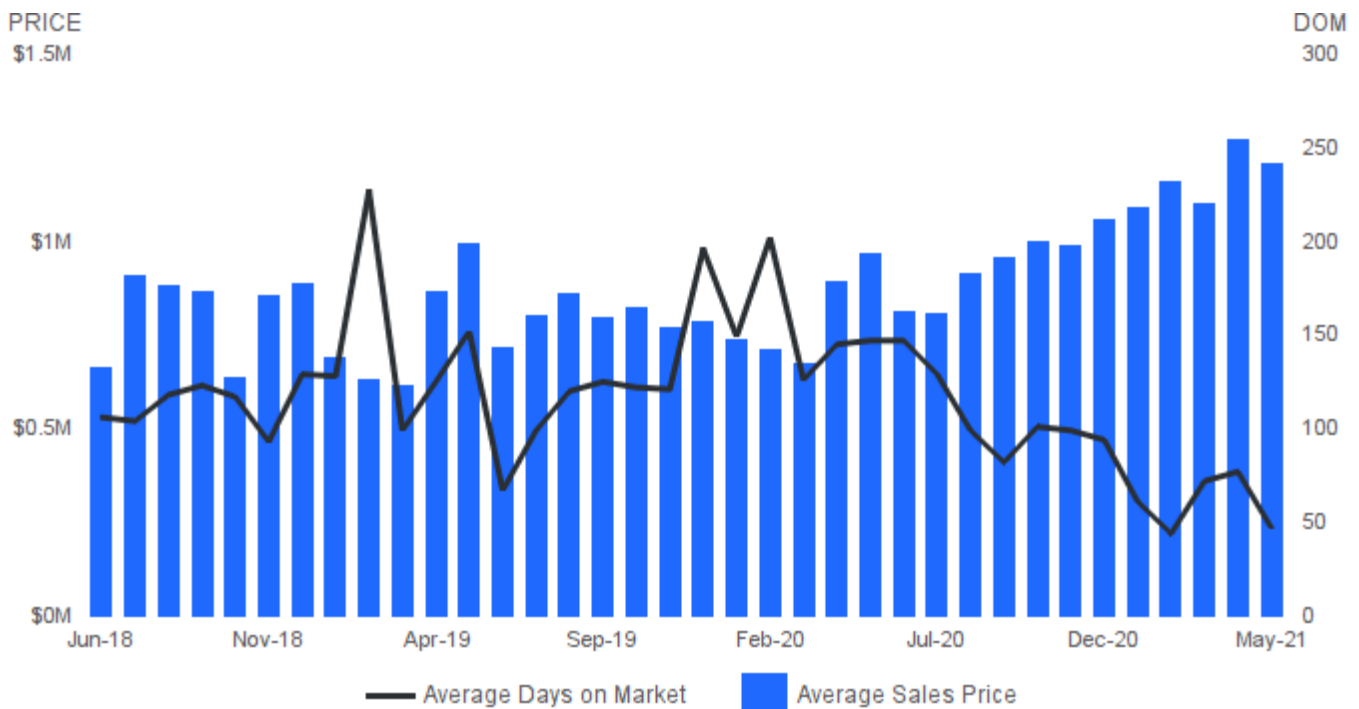


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

May 2021 | Single Family Homes ?

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

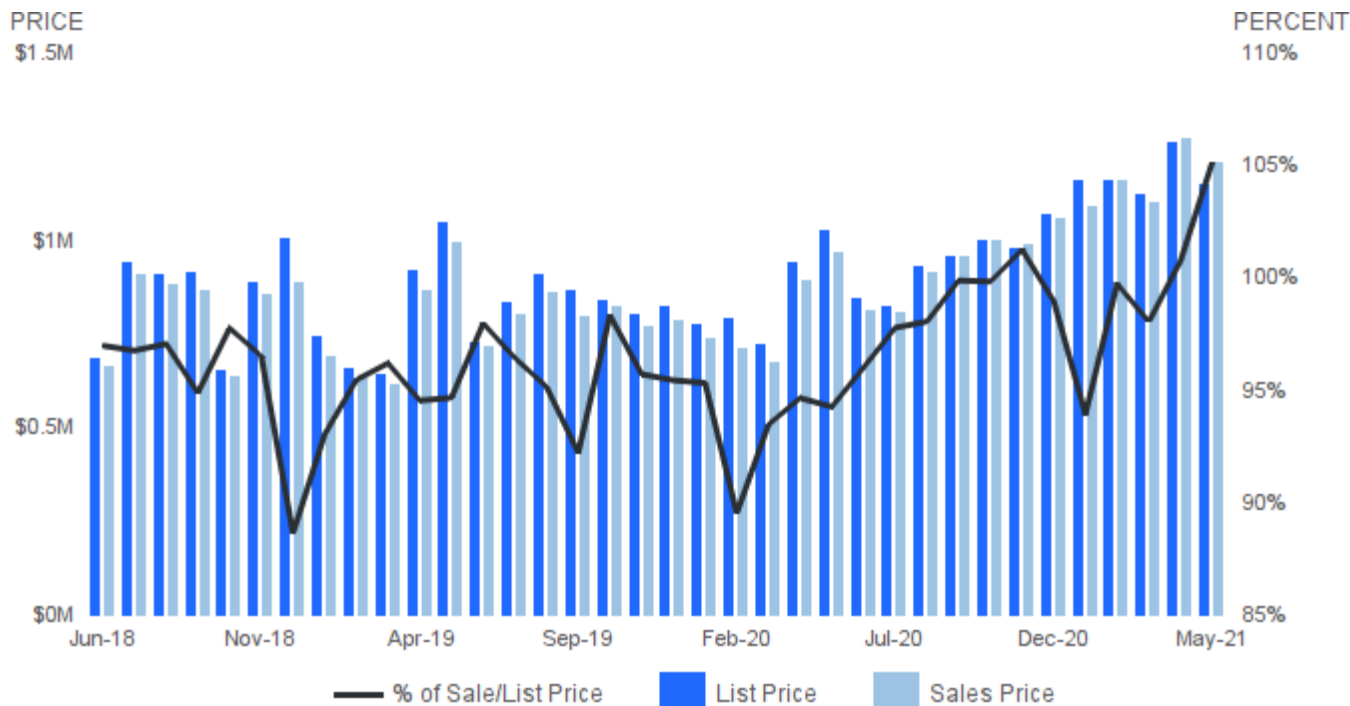
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 2021 | 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 2021 | 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.

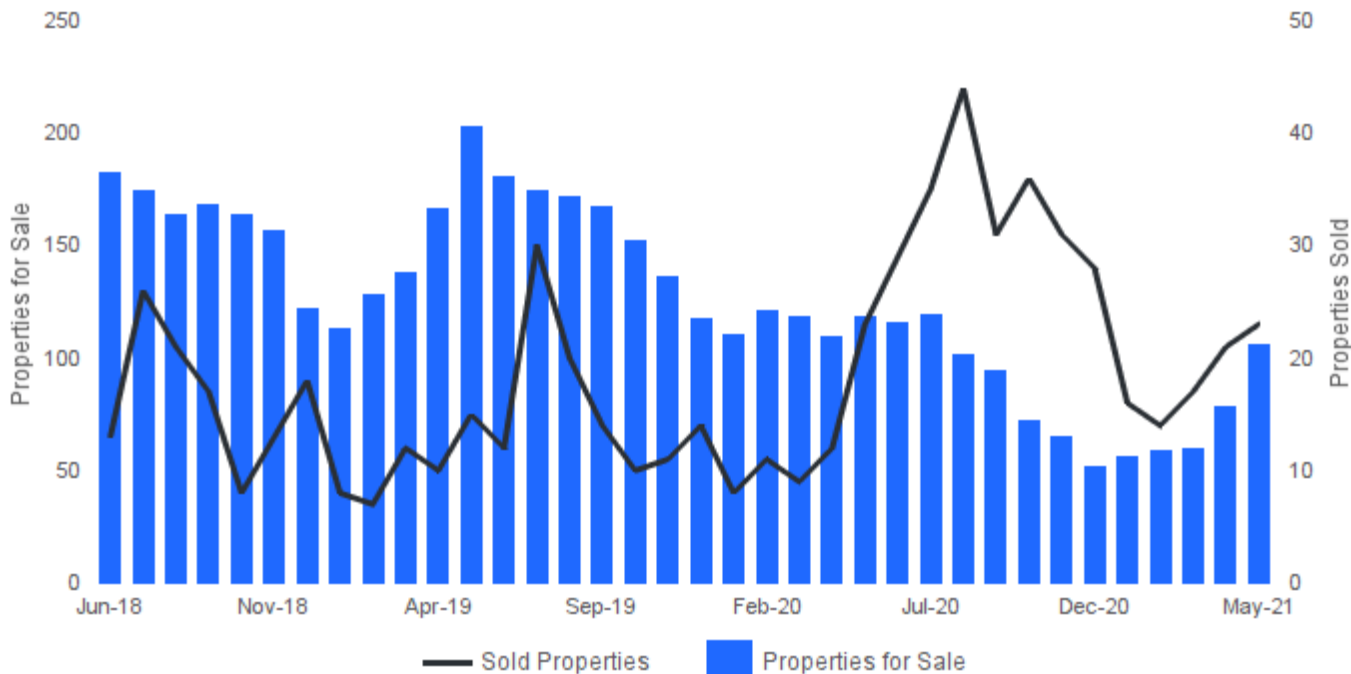


PROPERTIES FOR SALE AND SOLD PROPERTIES

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

Sold Properties | Number of properties sold.



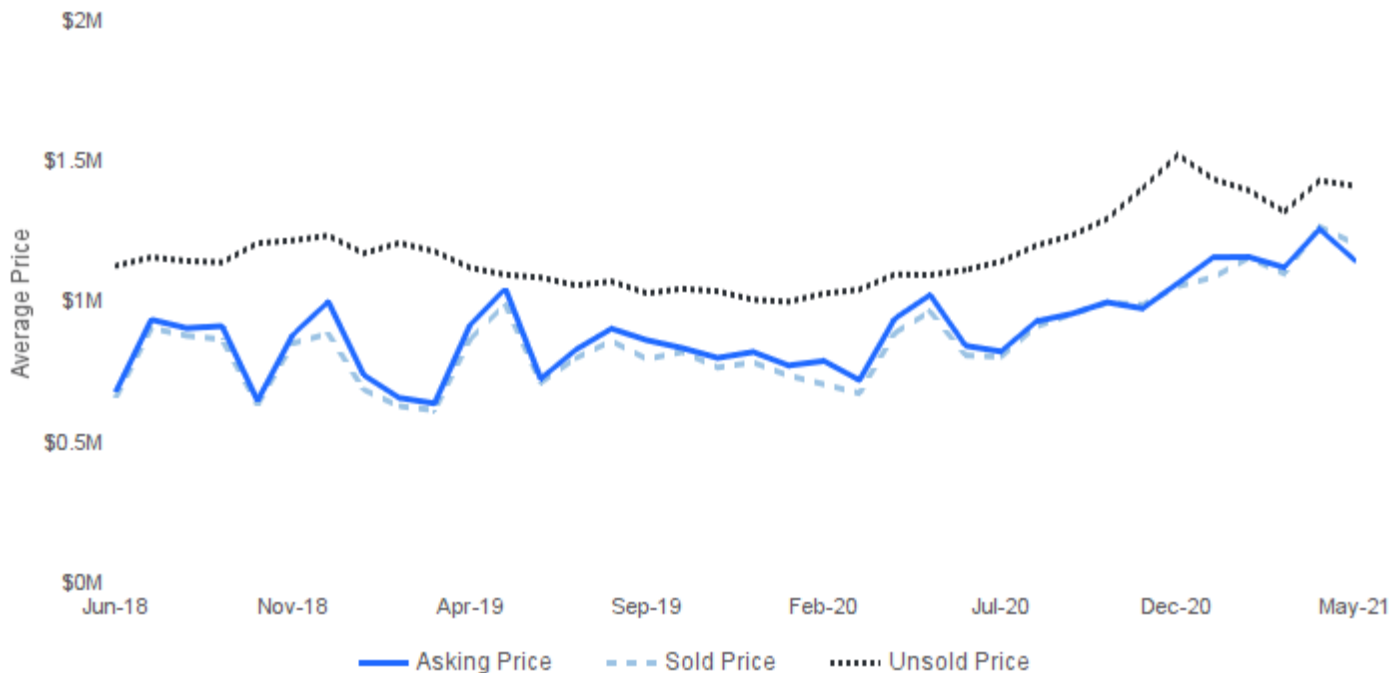
AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2021 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

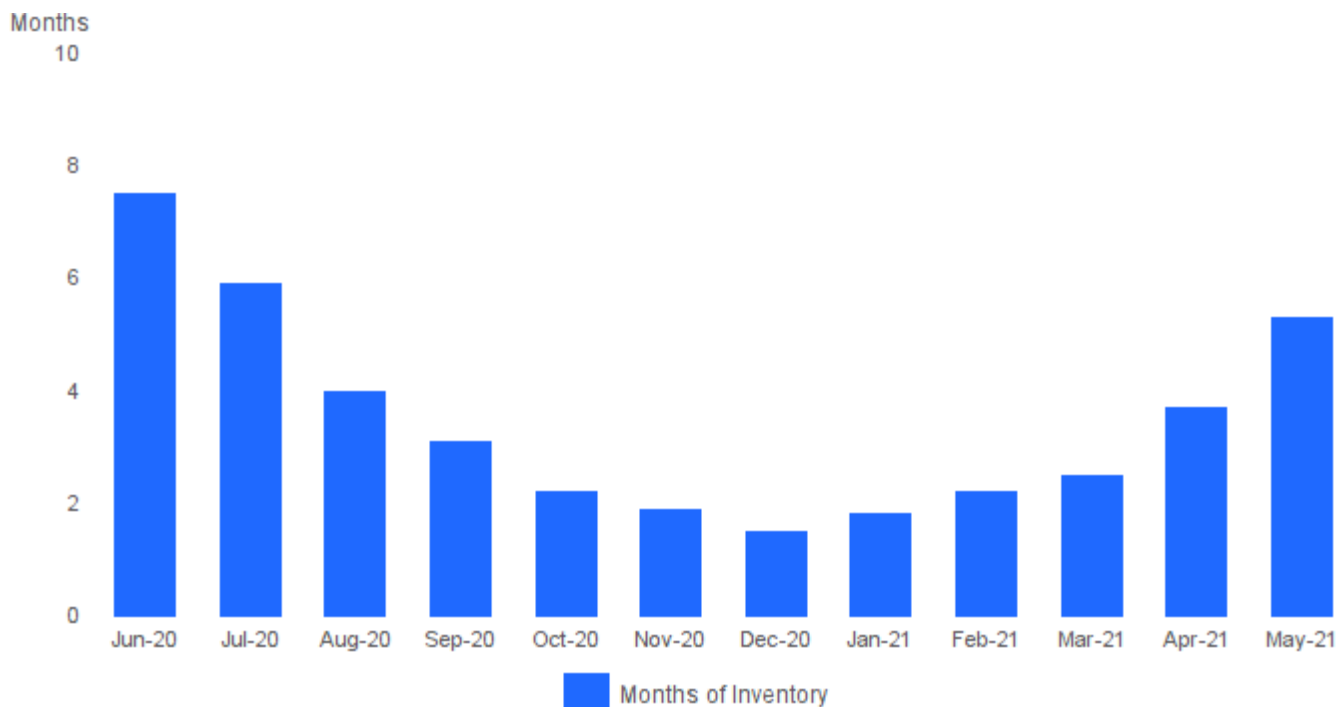
Sold Price | the average selling price



ABSORPTION RATE

May 2021 | 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

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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.

