

AREA REPORT

WESTON

FULL MARKET SUMMARY

August 2021 | Single Family Homes ?

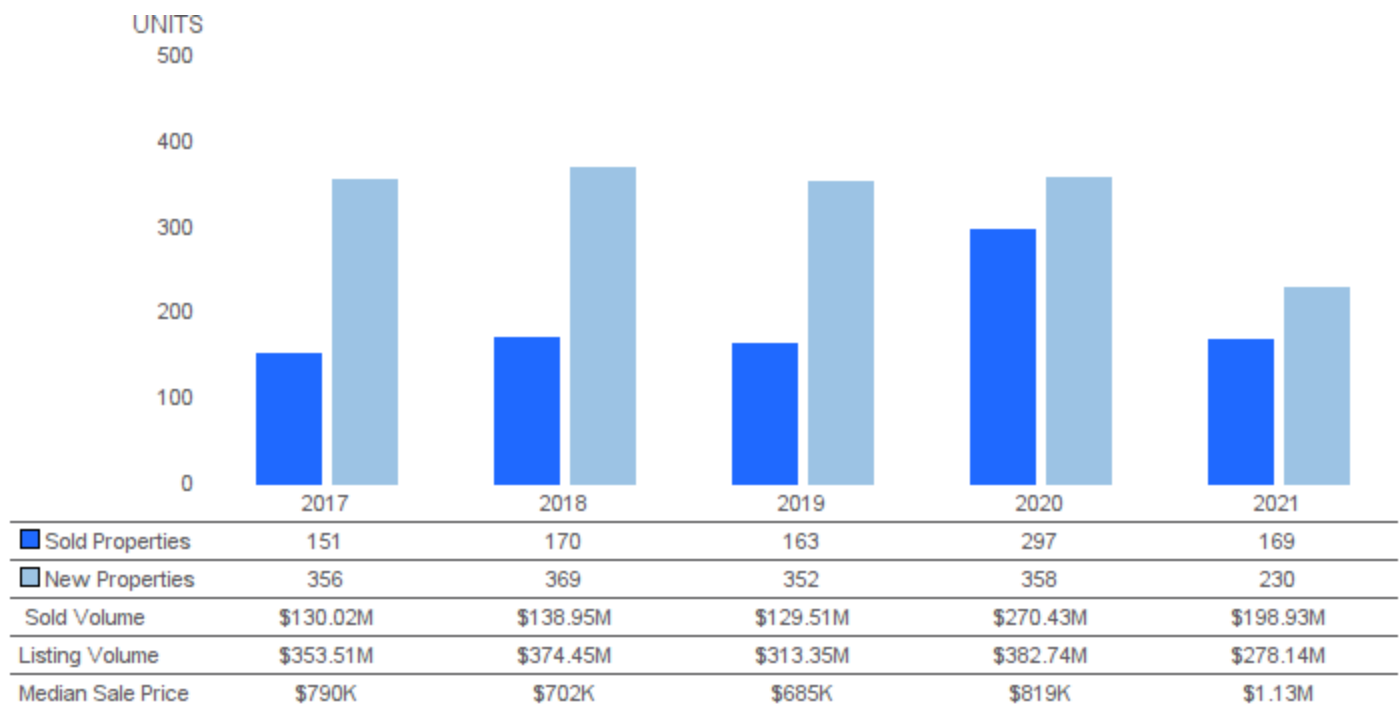
	Month to Date			Year to Date		
	August 2021	August 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	16	27	-40.74% ↓	229	265	-13.58% ↓
Sold Listings	20	44	-54.55% ↓	165	171	-3.51% ↓
Median List Price (Solds)	\$985,000	\$889,000	10.8% ↑	\$999,000	\$775,000	28.9% ↑
Median Sold Price	\$1,025,000	\$876,500	16.94% ↑	\$1,125,000	\$750,000	50% ↑
Median Days on Market	34	60	-43.33% ↓	38	86	-55.81% ↓
Average List Price (Solds)	\$1,151,550	\$931,188	23.66% ↑	\$1,160,025	\$880,609	31.73% ↑
Average Sold Price	\$1,170,175	\$913,004	28.17% ↑	\$1,179,235	\$845,511	39.47% ↑
Average Days on Market	51	99	-48.48% ↓	53	133	-60.15% ↓
List/Sold Price Ratio	102.8%	98.5%	4.31% ↑	102.8%	96.2%	6.86% ↑

SOLD AND NEW PROPERTIES (UNITS)

August 2021 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

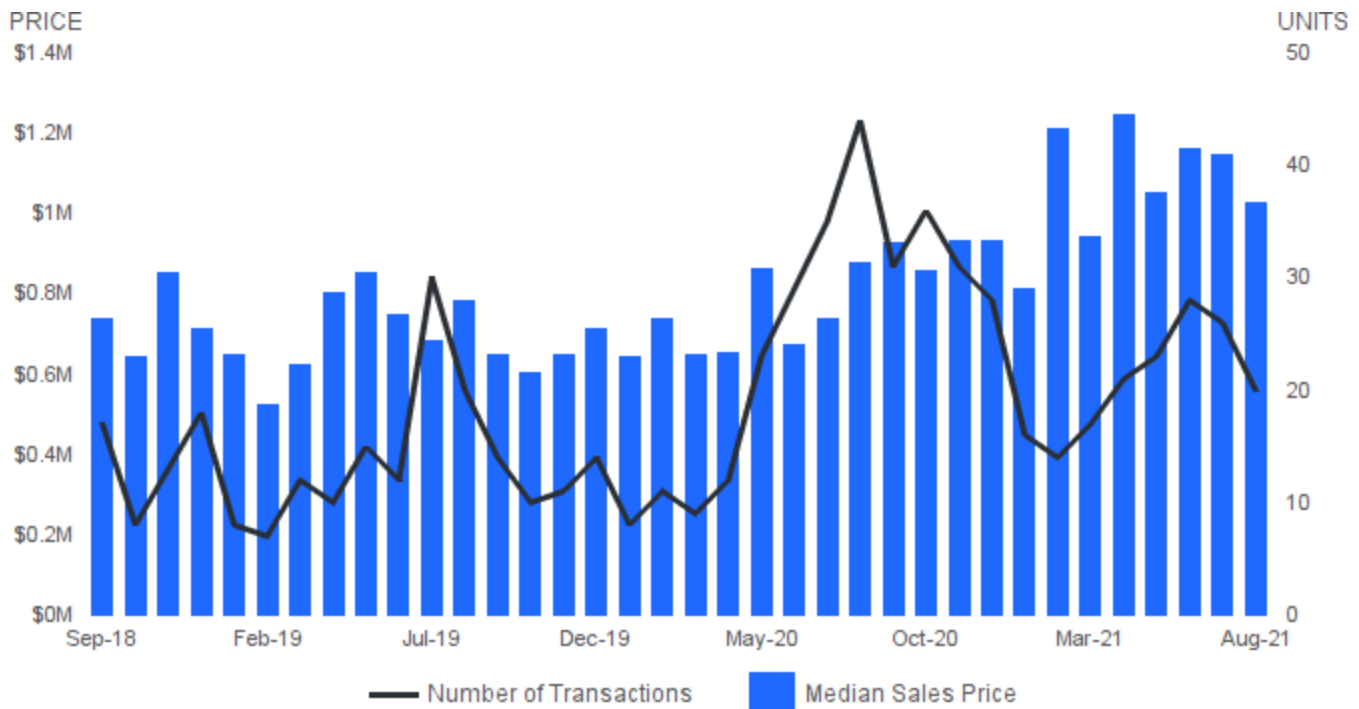


MEDIAN SALES PRICE AND NUMBER OF SALES

August 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.

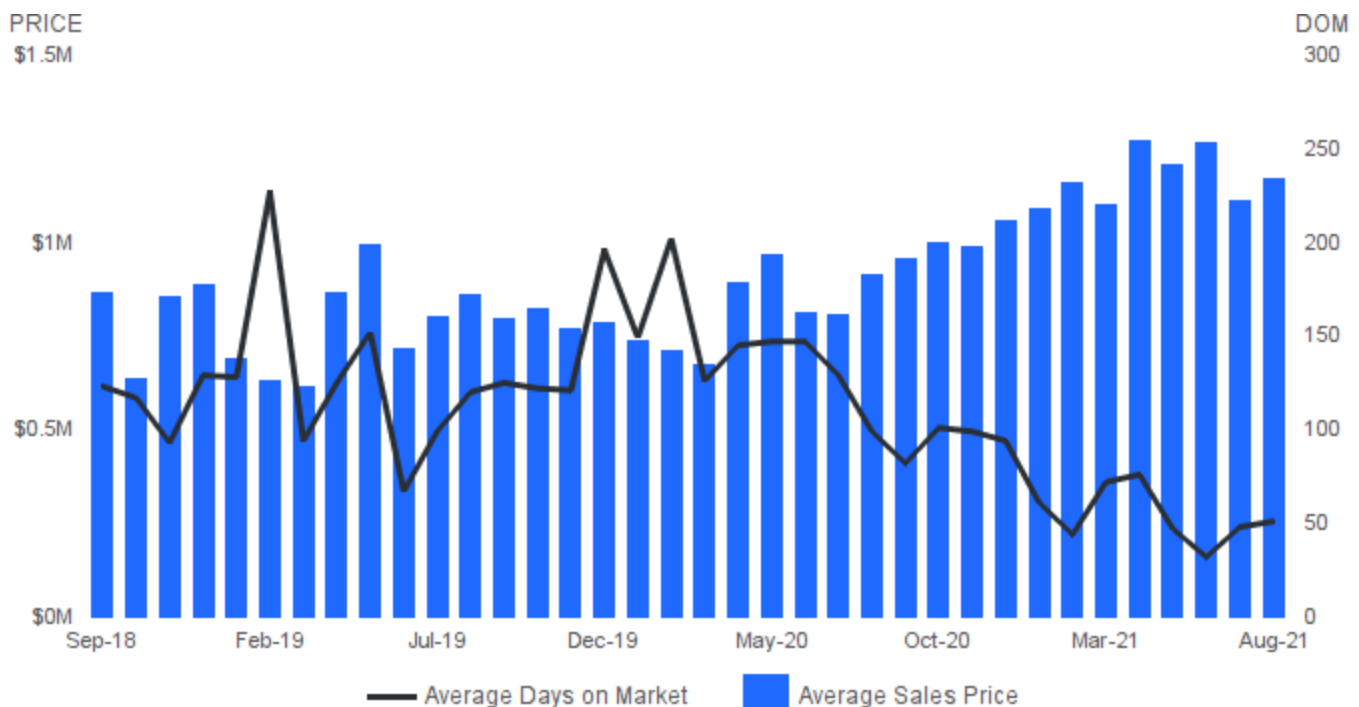


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2021 | Single Family Homes [?]

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

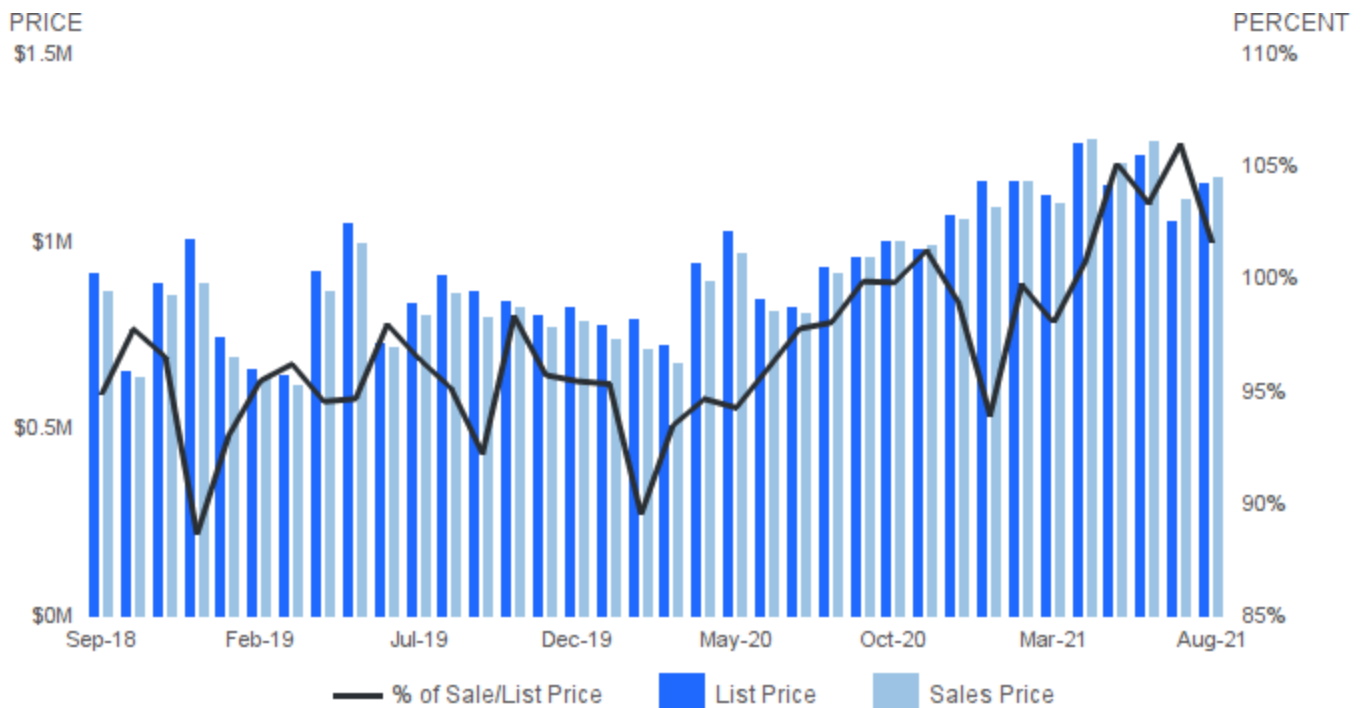
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2021 | Single Family Homes ?

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

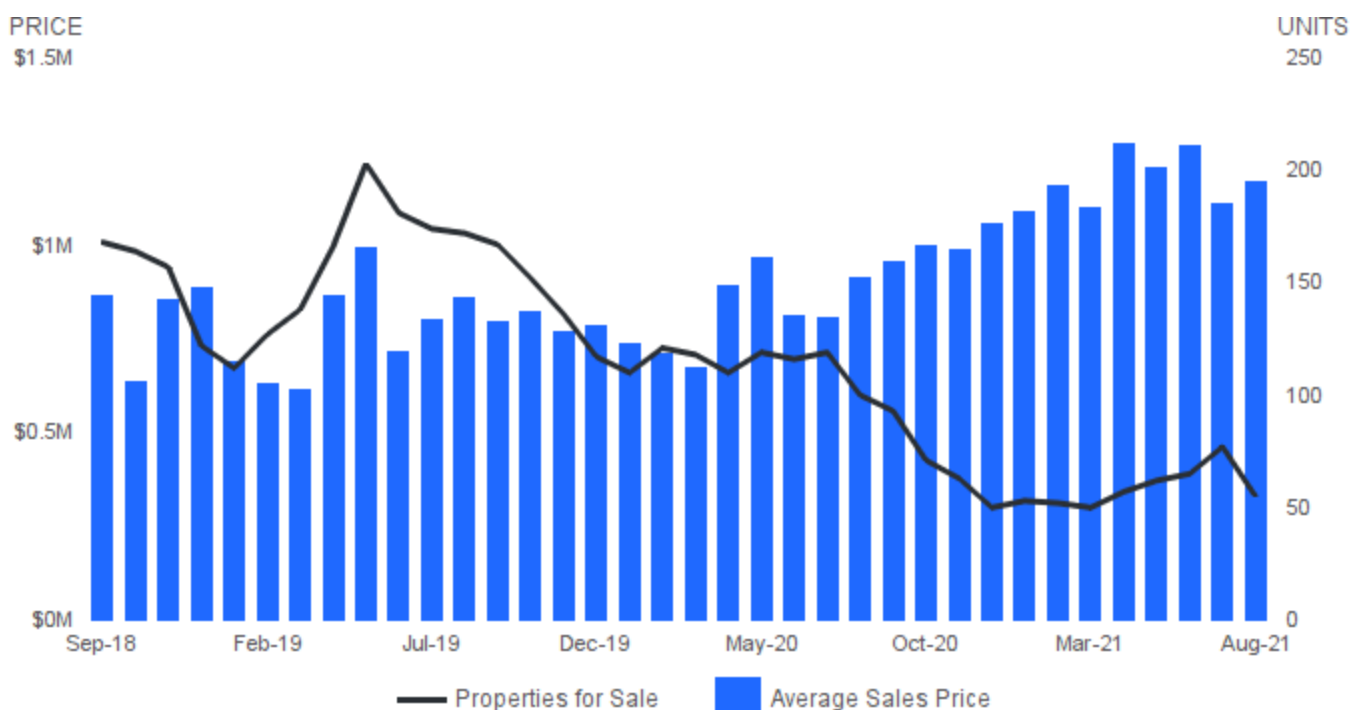


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 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.

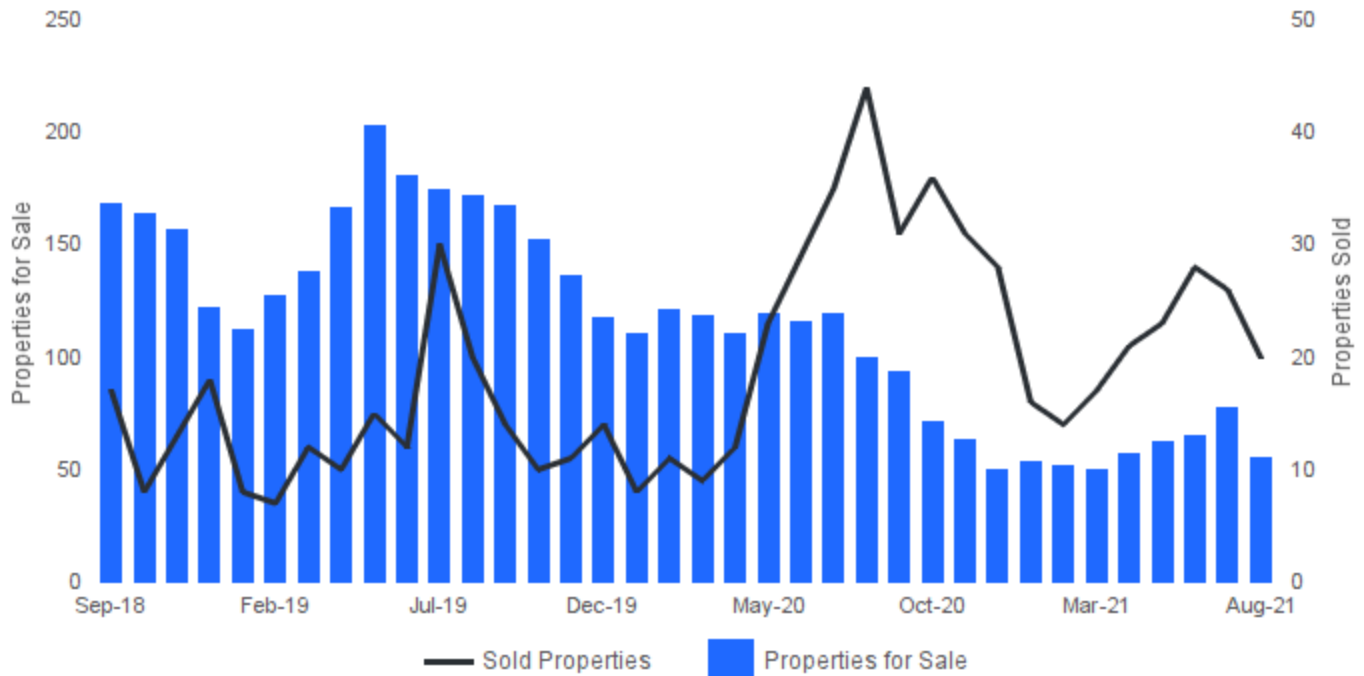


PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2021 | 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 2021 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

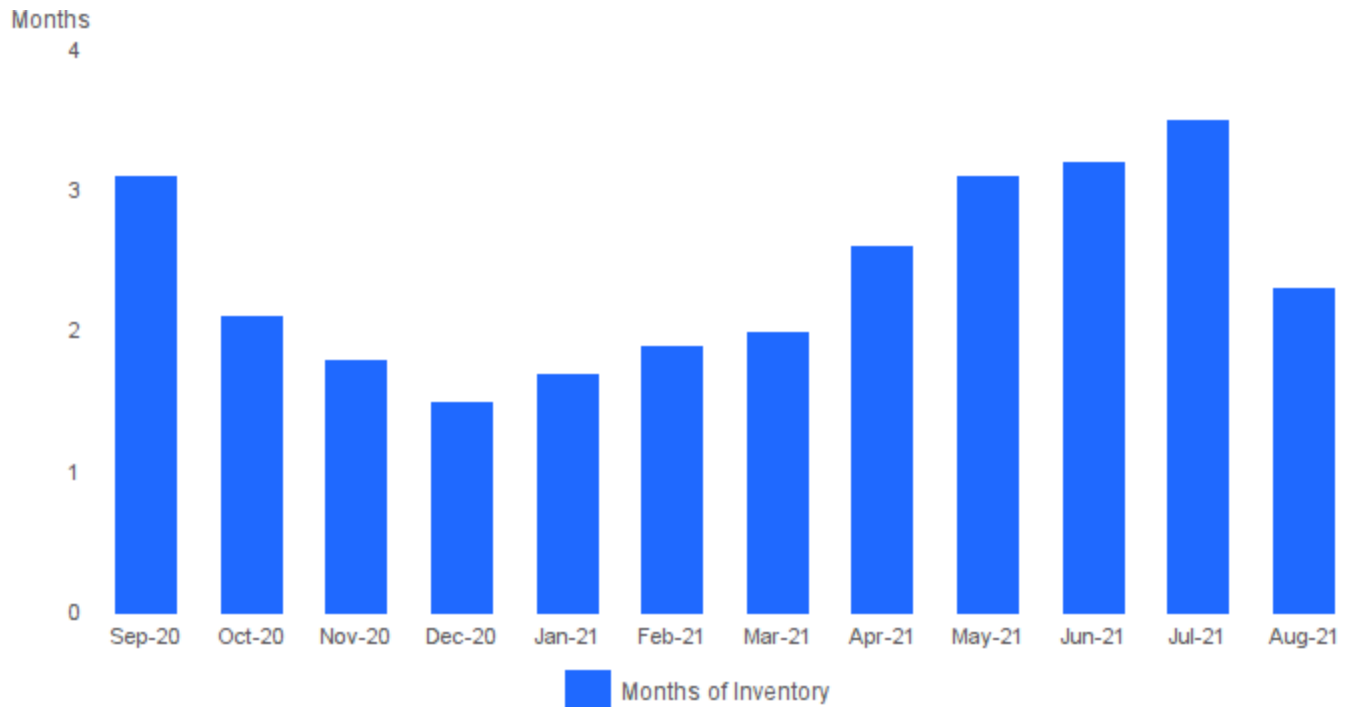
Sold Price | the average selling price



ABSORPTION RATE

August 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

August 2021 | 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.

