

# AREA REPORT

## WESTON

### FULL MARKET SUMMARY

November 2021 | All Property Types ?

	Month to Date			Year to Date		
	November 2021	November 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	11	18	-38.89% <span>↓</span>	281	344	-18.31% <span>↓</span>
Sold Listings	13	31	-58.06% <span>↓</span>	225	269	-16.36% <span>↓</span>
Median List Price (Solds)	\$1,190,000	\$899,000	32.37% <span>↑</span>	\$1,025,000	\$825,000	24.24% <span>↑</span>
Median Sold Price	\$1,288,000	\$930,000	38.49% <span>↑</span>	\$1,110,000	\$810,000	37.04% <span>↑</span>
Median Days on Market	52	68	-23.53% <span>↓</span>	42	74	-43.24% <span>↓</span>
Average List Price (Solds)	\$1,174,461	\$977,893	20.1% <span>↑</span>	\$1,177,211	\$916,616	28.43% <span>↑</span>
Average Sold Price	\$1,196,038	\$990,141	20.79% <span>↑</span>	\$1,194,825	\$895,354	33.45% <span>↑</span>
Average Days on Market	61	99	-38.38% <span>↓</span>	55	119	-53.78% <span>↓</span>
List/Sold Price Ratio	102.4%	101.2%	1.14% <span>↑</span>	102.5%	97.7%	4.91% <span>↑</span>

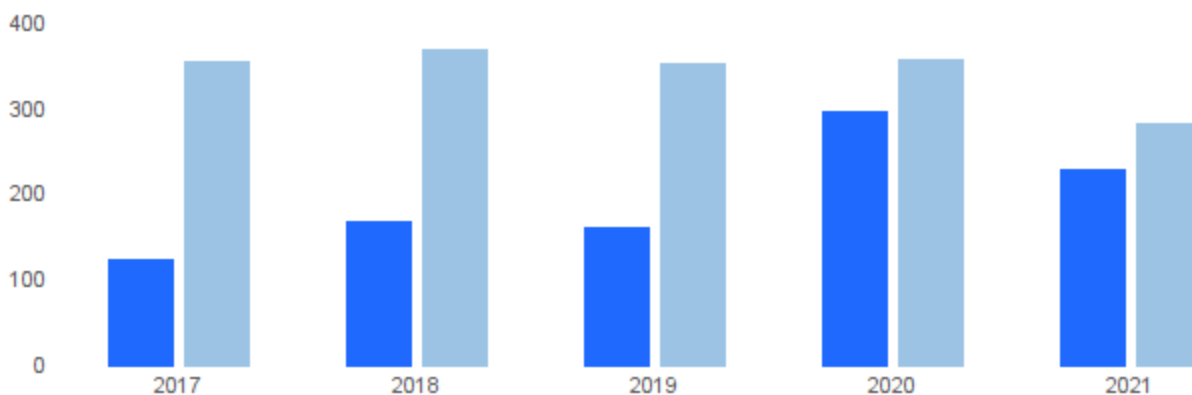
### SOLD AND NEW PROPERTIES (UNITS)

November 2021 | All Property Types ?

**Sold Properties** | Number of properties sold during the year

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

UNITS  
500

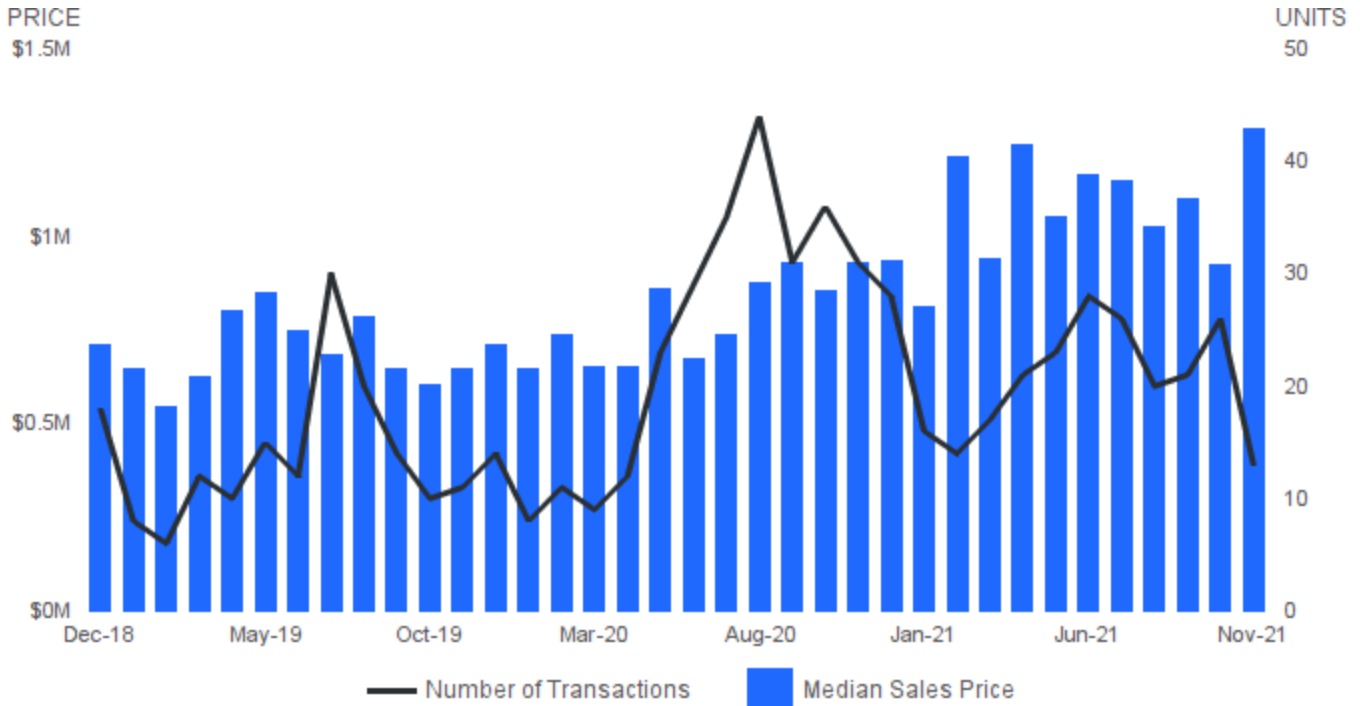


Sold Properties	124	169	162	297	230
New Properties	356	369	352	358	283
Sold Volume	\$106.15M	\$138.74M	\$129.11M	\$270.43M	\$275.38M
Listing Volume	\$353.51M	\$374.45M	\$313.35M	\$382.69M	\$354.31M
Median Sale Price	\$793K	\$703K	\$687K	\$819K	\$1.12M

## MEDIAN SALES PRICE AND NUMBER OF SALES

November 2021 | All Property Types [?](#)

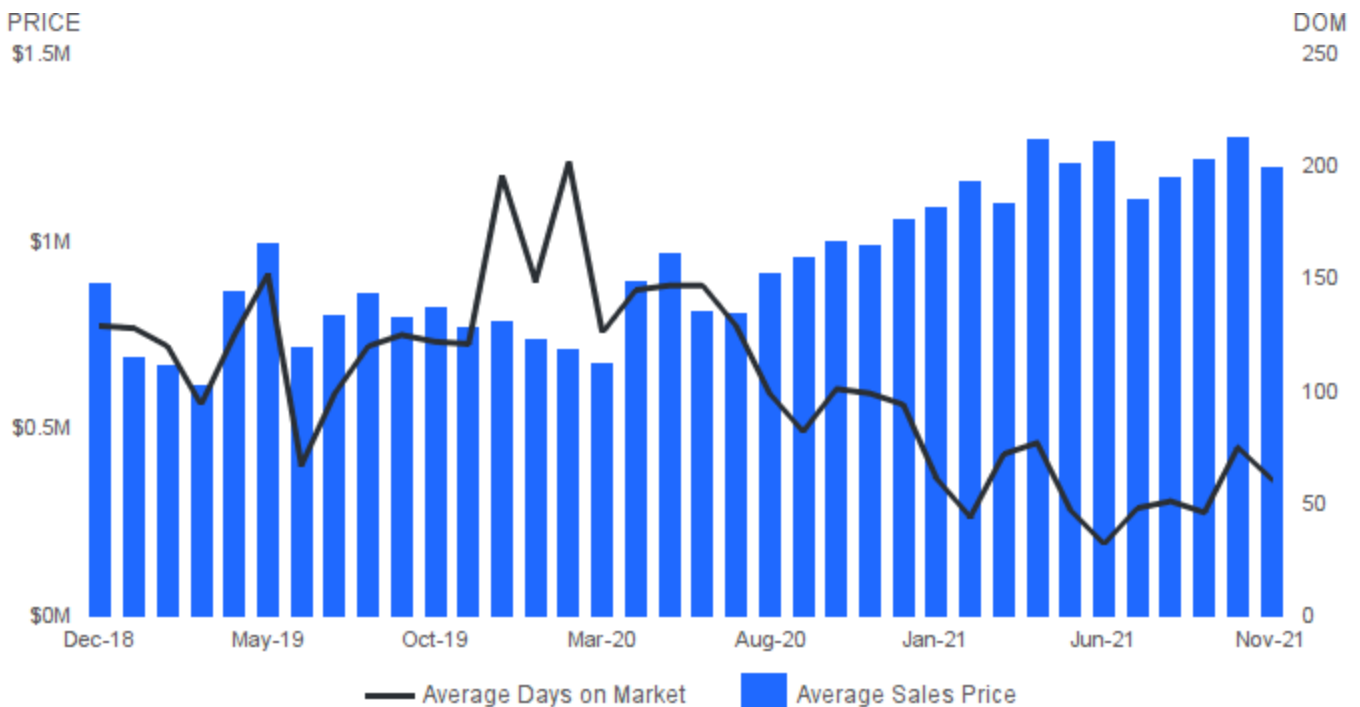
**Median Sales Price** | Price of the "middle" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2021 | All Property Types [?](#)

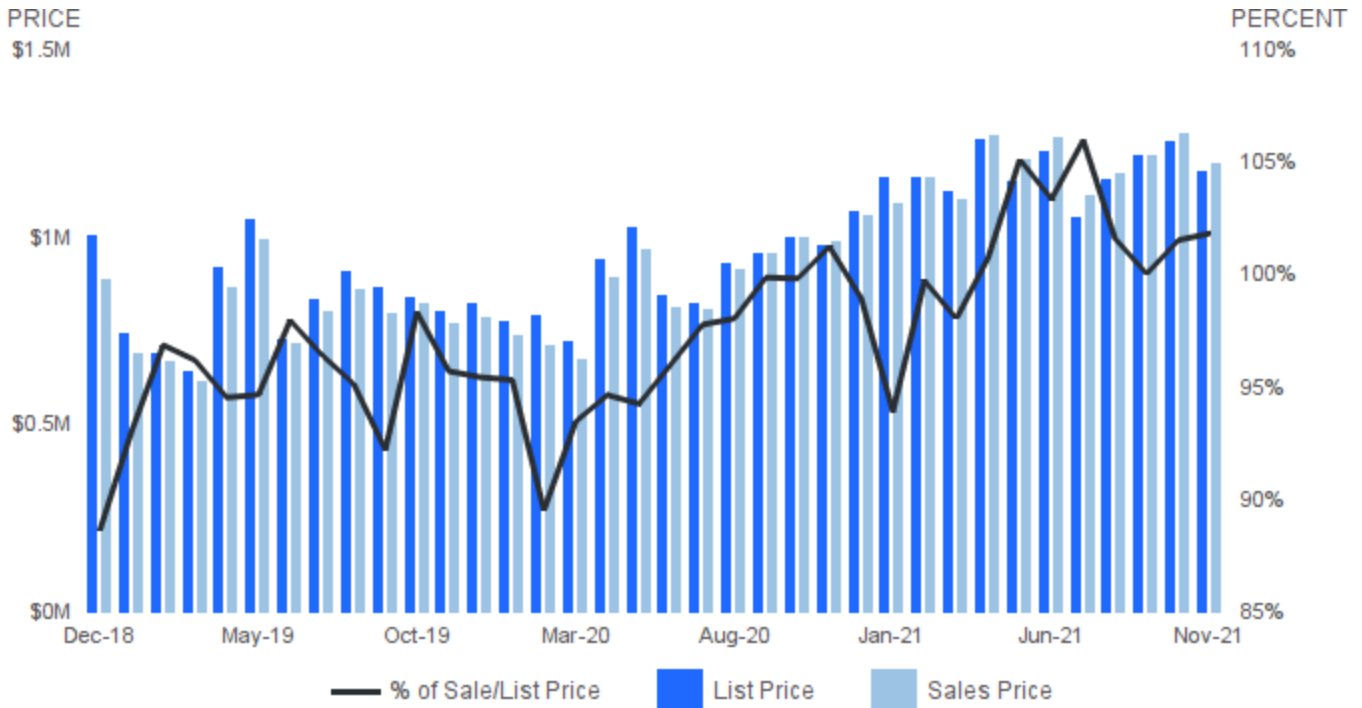
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

November 2021 | All Property Types ?

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

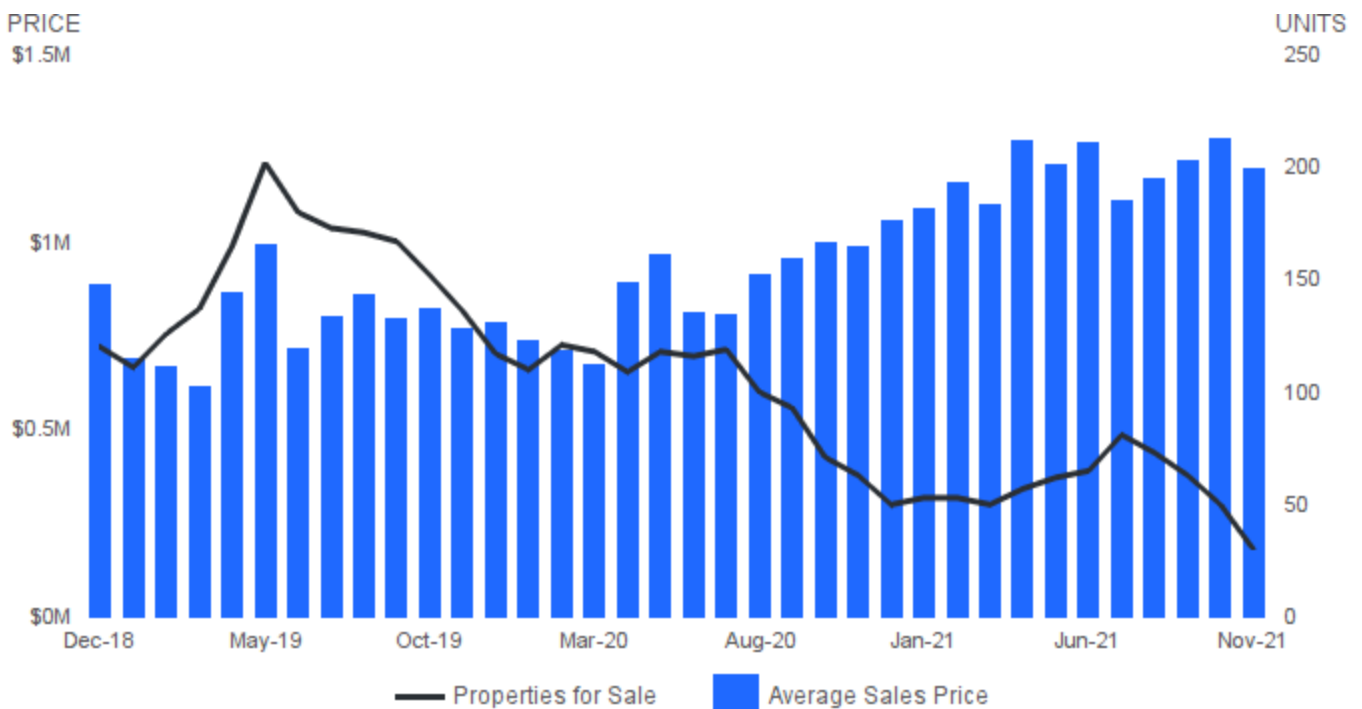


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

November 2021 | All Property Types ?

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

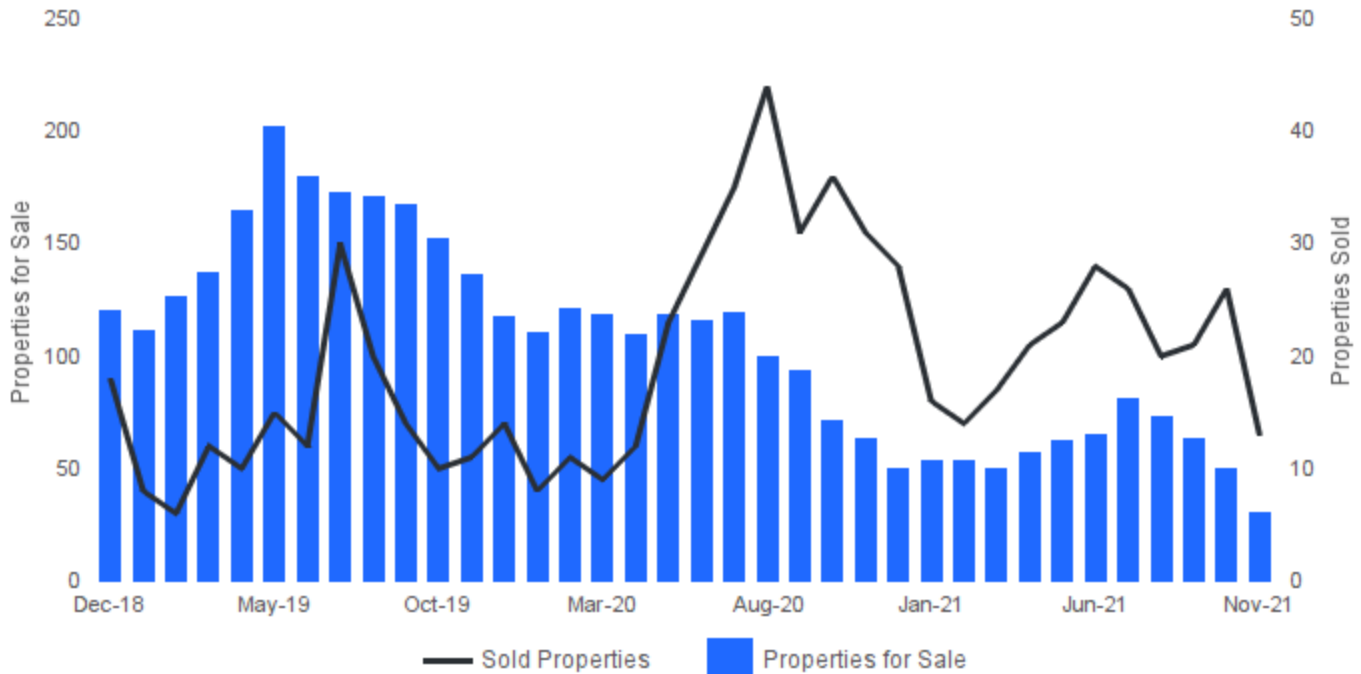
Properties for Sale | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2021 | All Property Types [?](#)

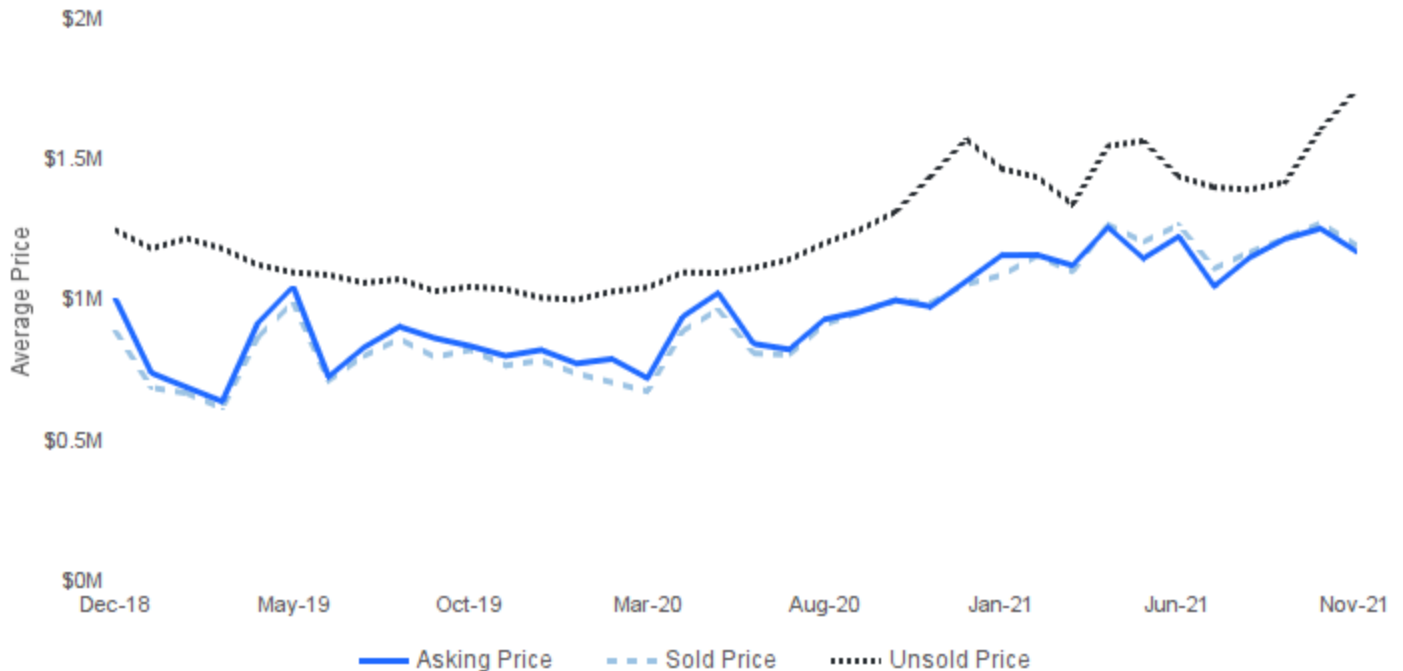
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2021 | All Property Types [?](#)

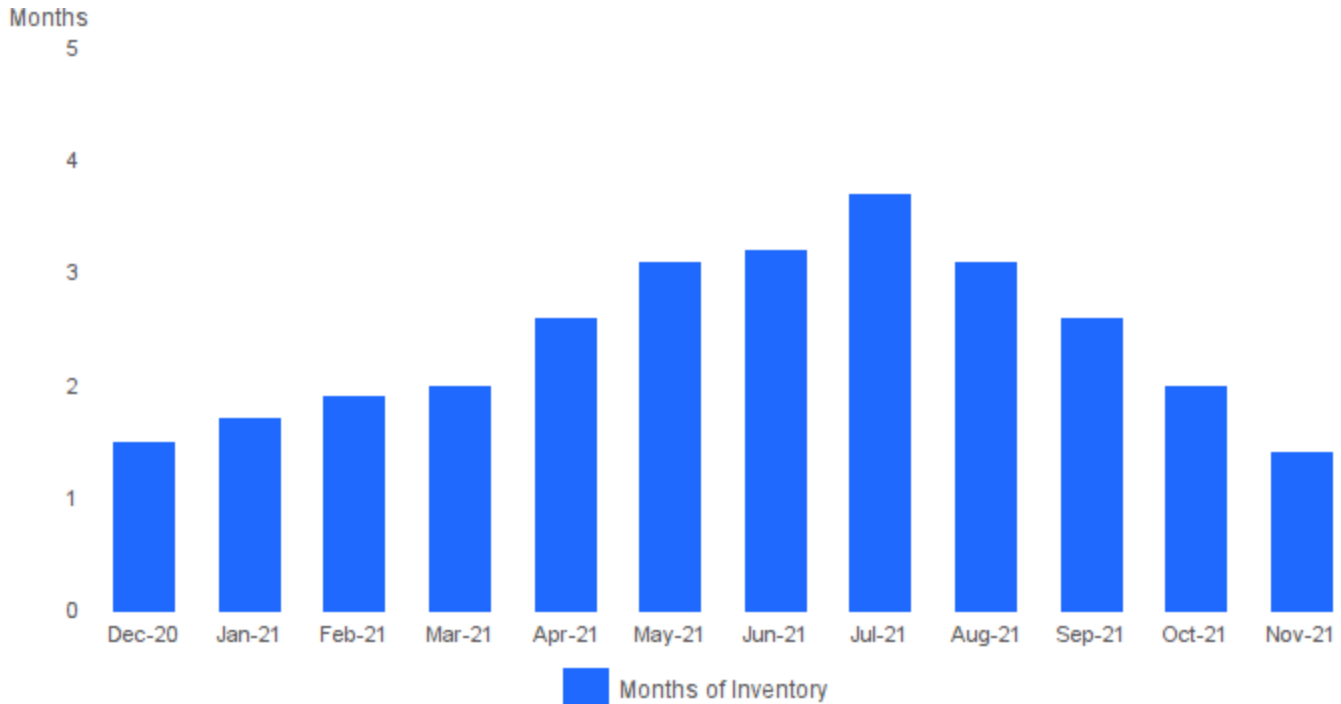
**Unsold Price** | the average active list price  
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price



# ABSORPTION RATE

November 2021 | All Property Types ?

**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

November 2021 | All Property Types ?

**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.

