

AREA REPORT

WESTON

FULL MARKET SUMMARY

April 2022 | Single Family Homes ?

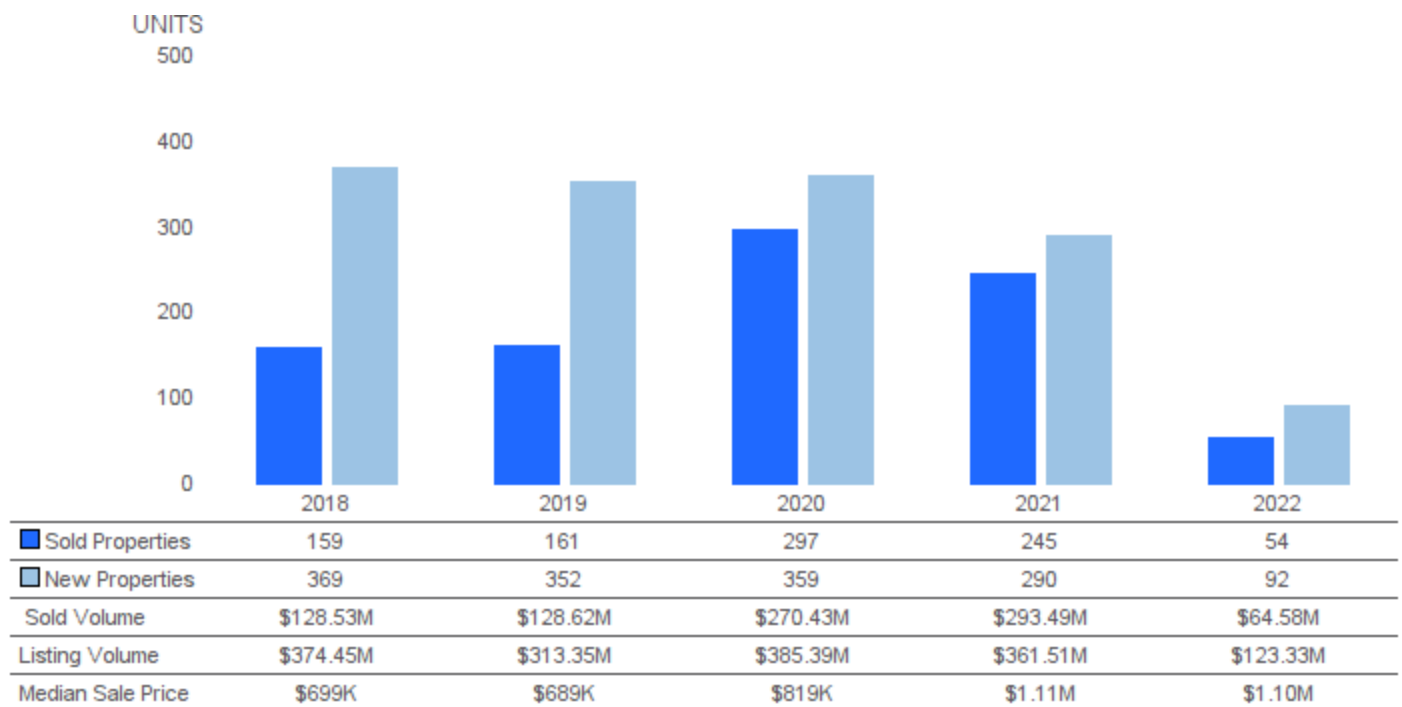
	Month to Date			Year to Date		
	April 2022	April 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	19	35	-45.71% ↓	88	108	-18.52% ↓
Sold Listings	19	21	-9.52% ↓	53	68	-22.06% ↓
Median List Price (Solds)	\$899,000	\$1,195,000	-24.77% ↓	\$1,000,000	\$999,000	0.1% ↑
Median Sold Price	\$1,150,000	\$1,245,000	-7.63% ↓	\$1,100,000	\$1,027,500	7.06% ↑
Median Days on Market	23	53	-56.6% ↓	41	50	-18% ↓
Average List Price (Solds)	\$1,087,515	\$1,259,419	-13.65% ↓	\$1,176,432	\$1,181,427	-0.42% ↓
Average Sold Price	\$1,131,443	\$1,268,814	-10.83% ↓	\$1,200,012	\$1,161,635	3.3% ↑
Average Days on Market	90	77	16.88% ↑	72	65	10.77% ↑
List/Sold Price Ratio	104.7%	102%	2.74% ↑	102.9%	100.3%	2.56% ↑

SOLD AND NEW PROPERTIES (UNITS)

April 2022 | 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

April 2022 | 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.

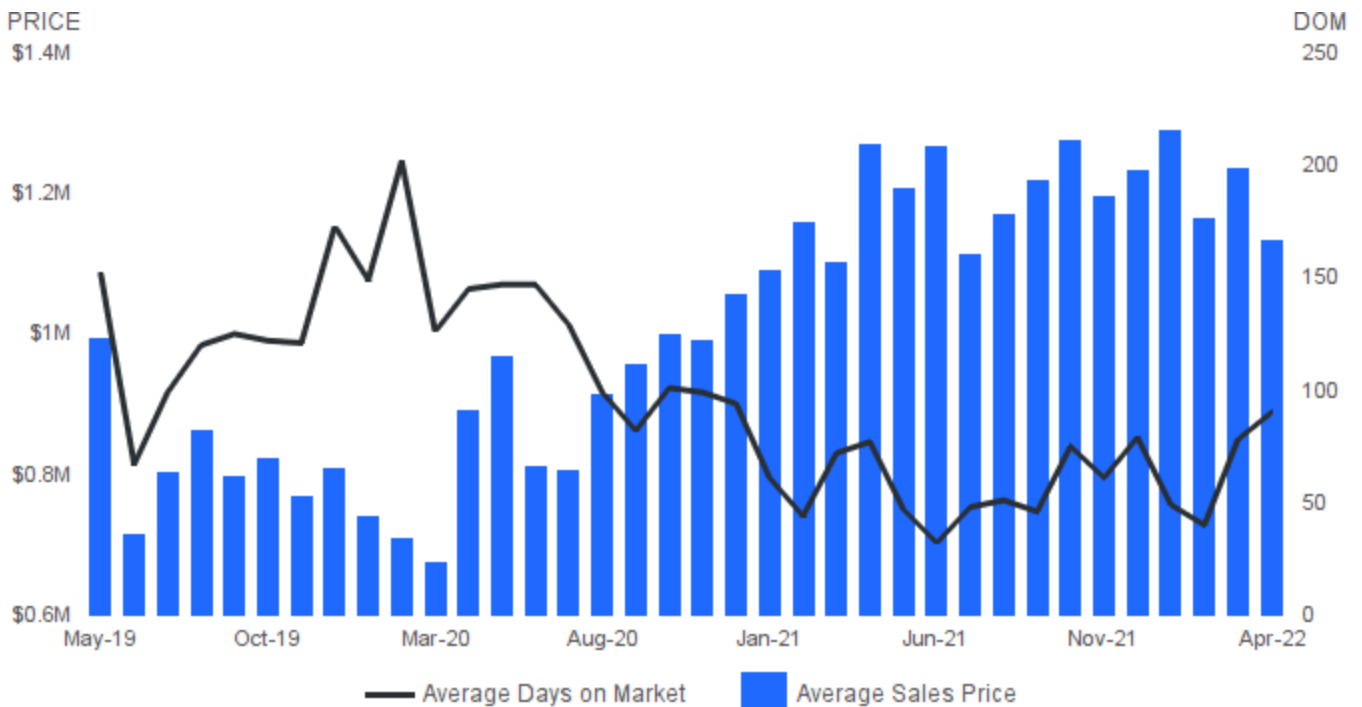


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2022 | Single Family Homes ?

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

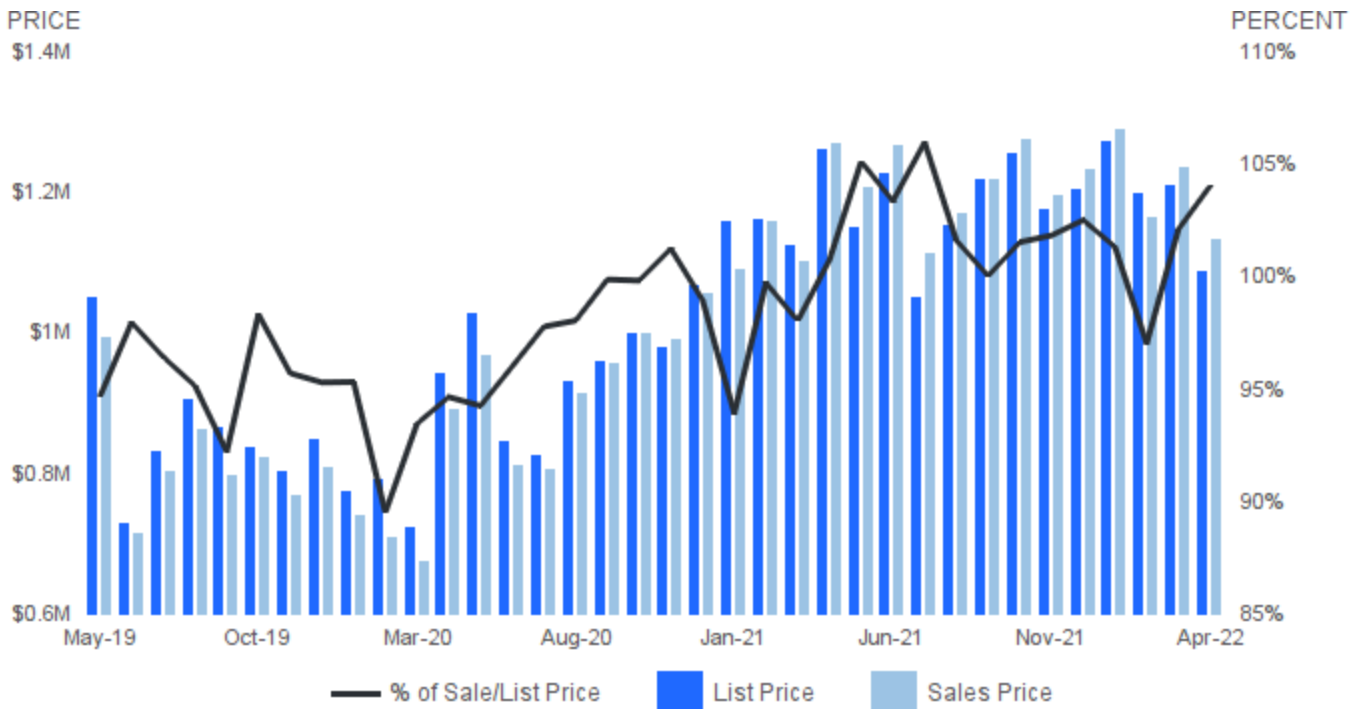
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 2022 | Single Family Homes ?

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

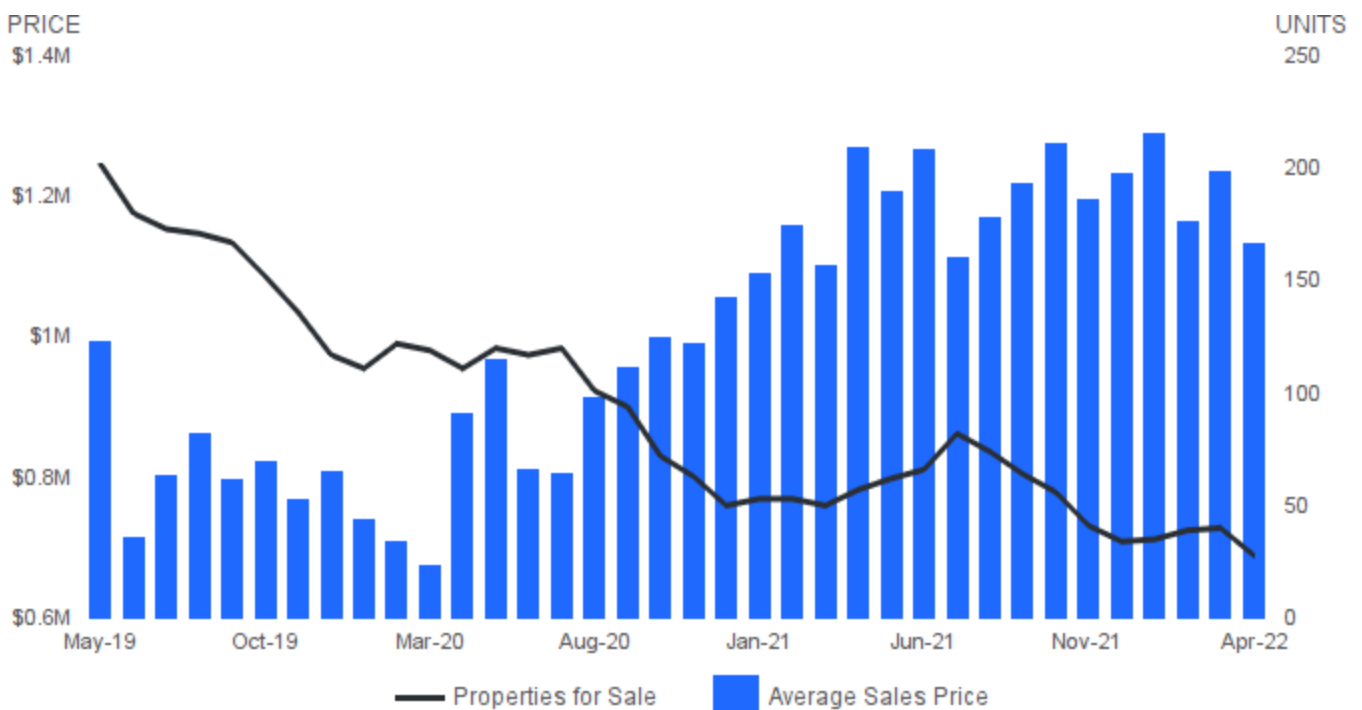


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

April 2022 | 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.

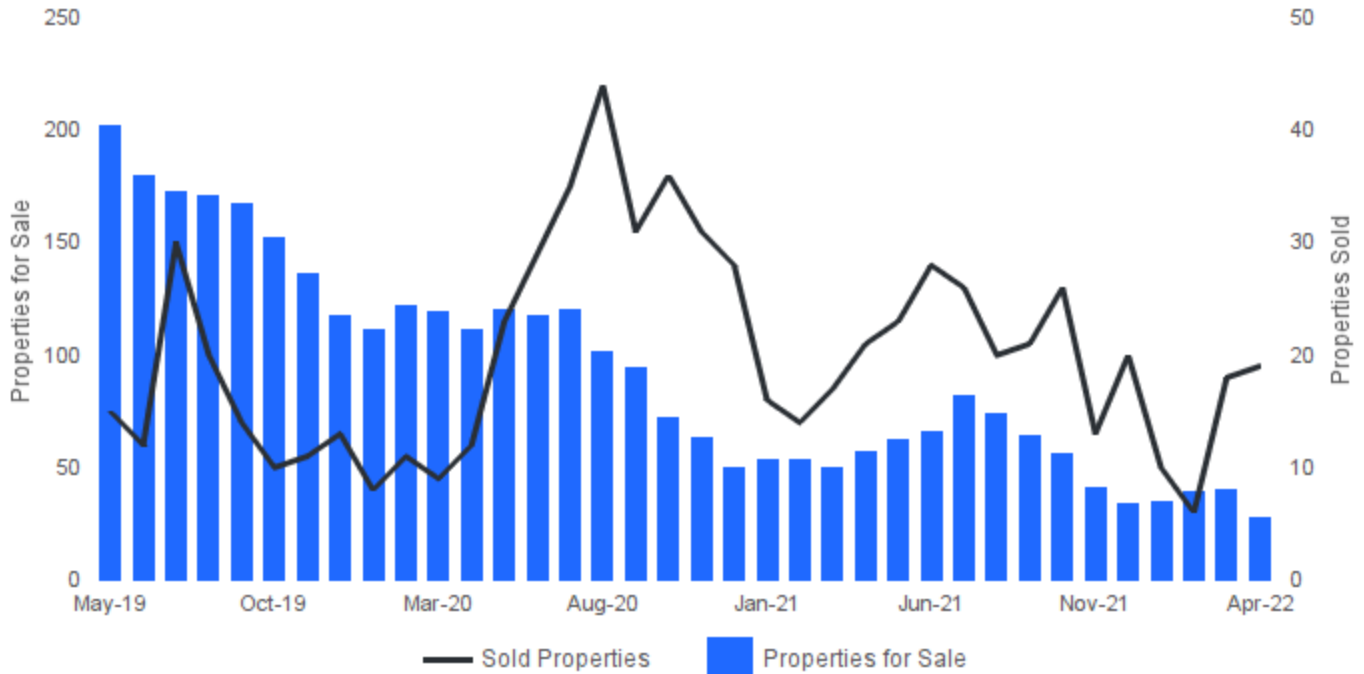


PROPERTIES FOR SALE AND SOLD PROPERTIES

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

Sold Properties | Number of properties sold.



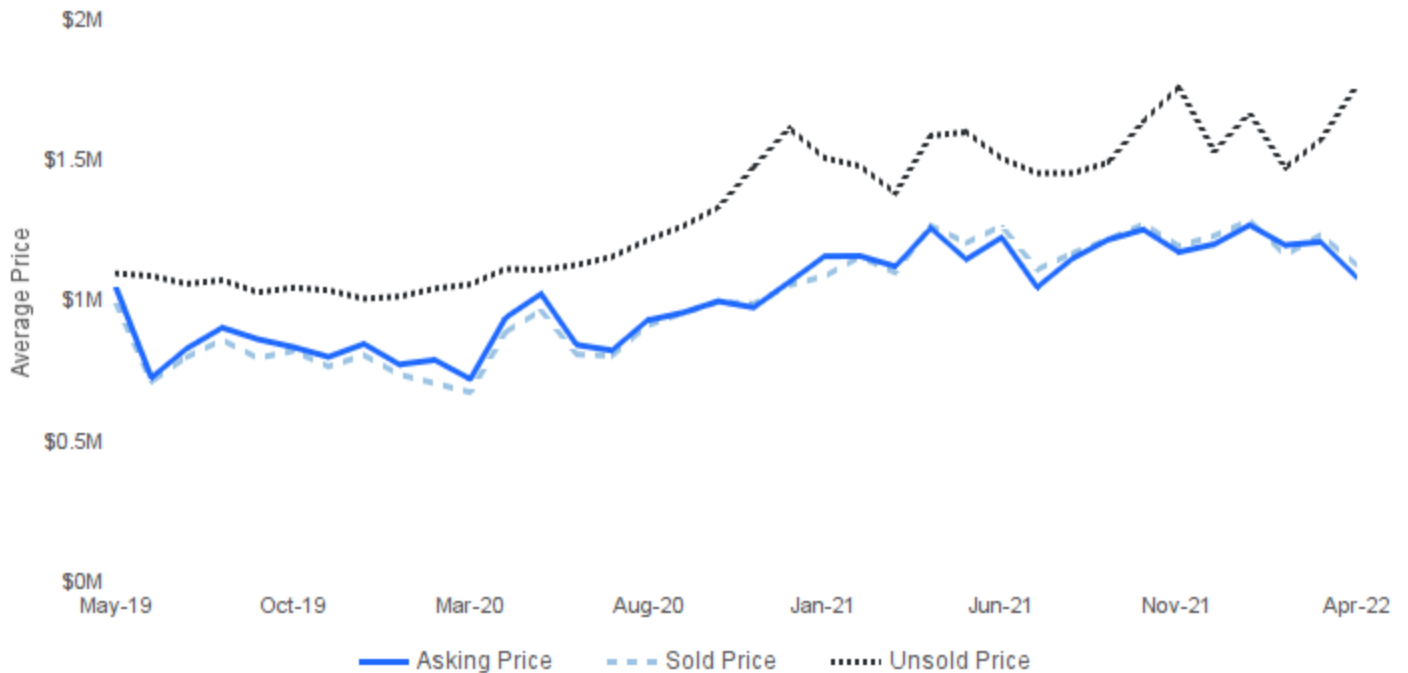
AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2022 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

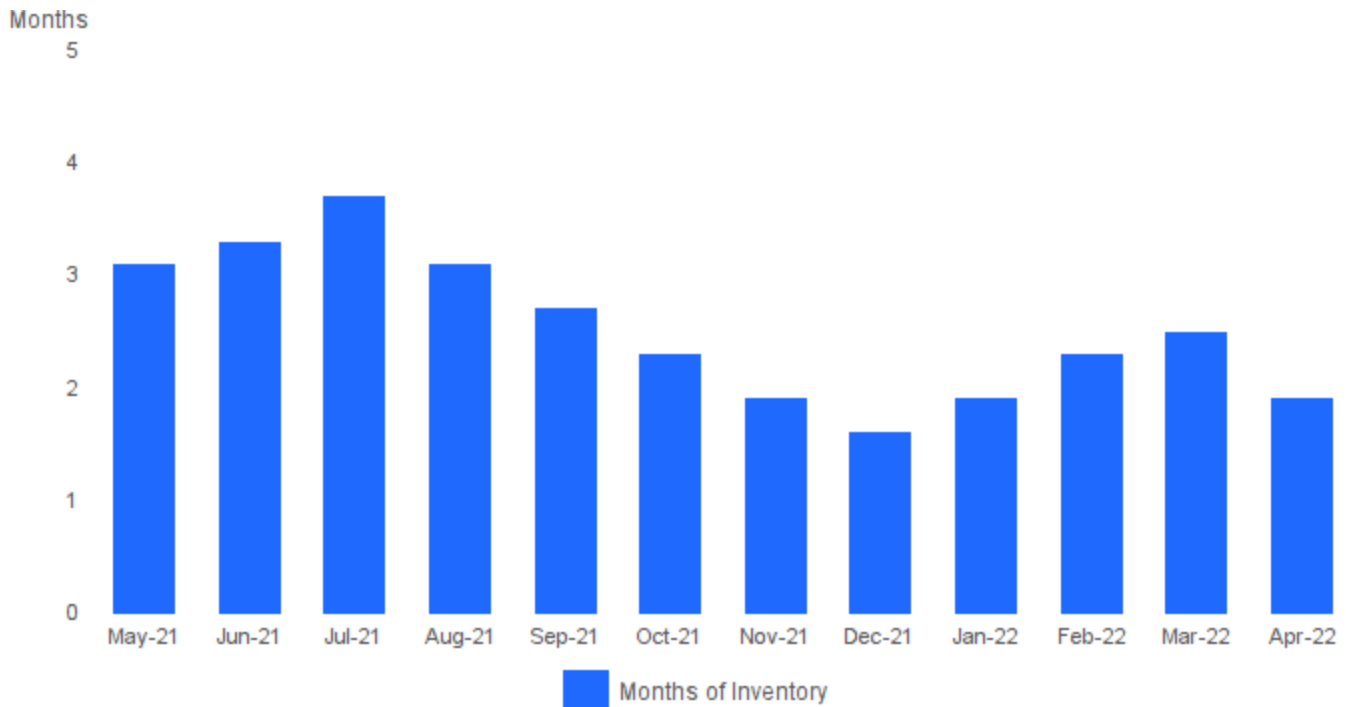
Sold Price | the average selling price



ABSORPTION RATE

April 2022 | 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.

