

AREA REPORT

WESTON

FULL MARKET SUMMARY

December 2022 | Single Family Homes ?

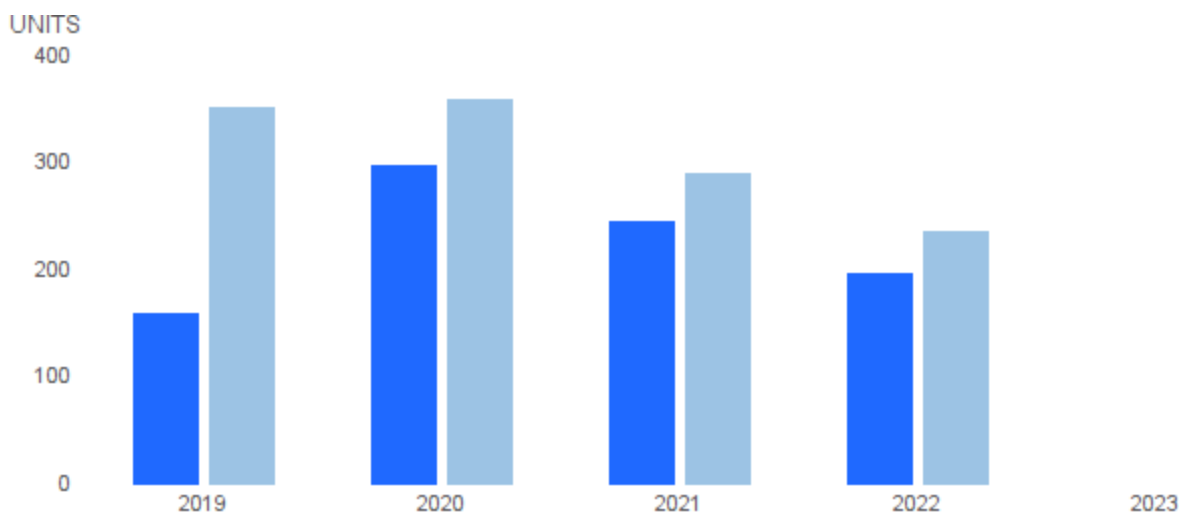
	Month to Date			Year to Date		
	December 2022	December 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	4	9	-55.56% ↓	235	290	-18.97% ↓
Sold Listings	6	20	-70% ↓	196	245	-20% ↓
Median List Price (Solds)	\$1,299,000	\$1,024,000	26.86% ↑	\$1,099,999	\$1,025,000	7.32% ↑
Median Sold Price	\$1,354,500	\$1,154,000	17.37% ↑	\$1,182,500	\$1,110,000	6.53% ↑
Median Days on Market	29	58	-50% ↓	36	42	-14.29% ↓
Average List Price (Solds)	\$1,310,833	\$1,202,375	9.02% ↑	\$1,278,905	\$1,179,265	8.45% ↑
Average Sold Price	\$1,320,666	\$1,232,733	7.13% ↑	\$1,327,882	\$1,197,919	10.85% ↑
Average Days on Market	55	79	-30.38% ↓	55	57	-3.51% ↓
List/Sold Price Ratio	100.8%	102.3%	-1.44% ↓	104.5%	102.5%	1.96% ↑

SOLD AND NEW PROPERTIES (UNITS)

December 2022 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



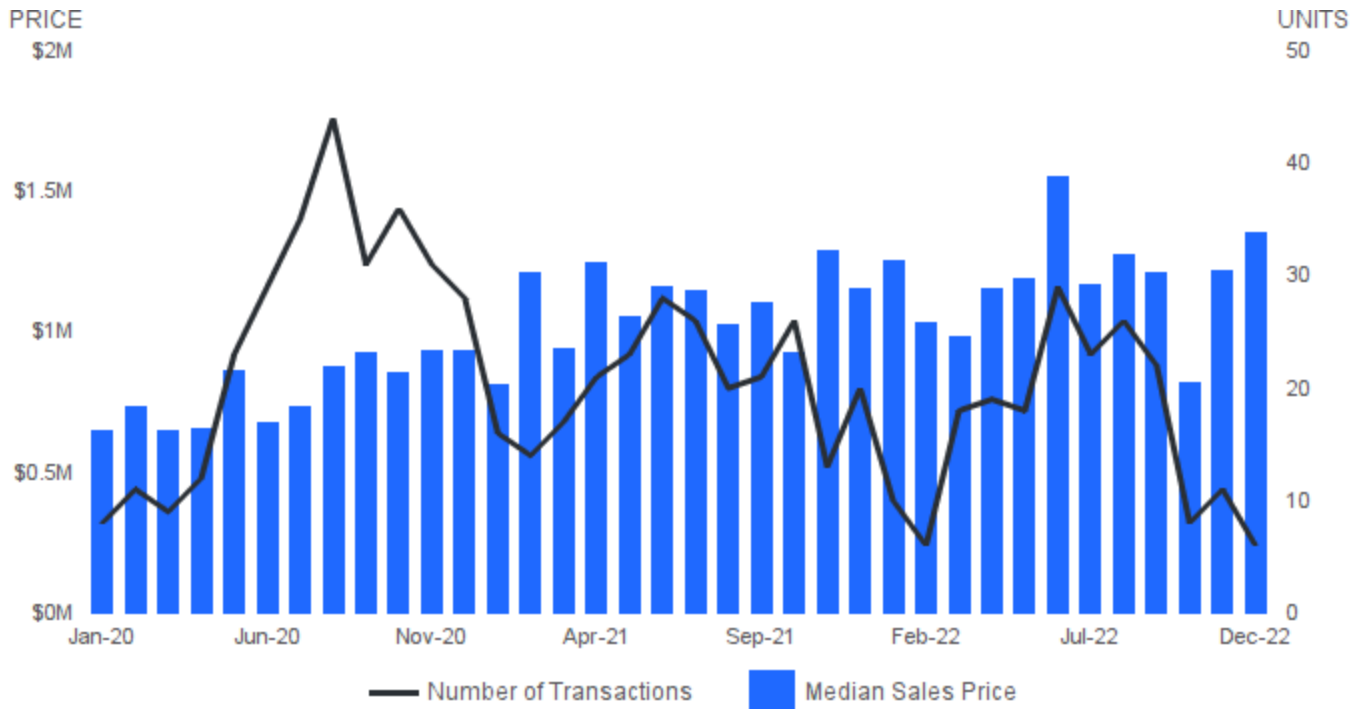
Sold Properties	159	297	245	196	0
New Properties	352	359	290	235	0
Sold Volume	\$125.67M	\$270.41M	\$293.49M	\$260.26M	\$0
Listing Volume	\$313.35M	\$385.39M	\$361.44M	\$306.64M	\$0
Median Sale Price	\$685K	\$819K	\$1.11M	\$1.18M	\$0

MEDIAN SALES PRICE AND NUMBER OF SALES

December 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.

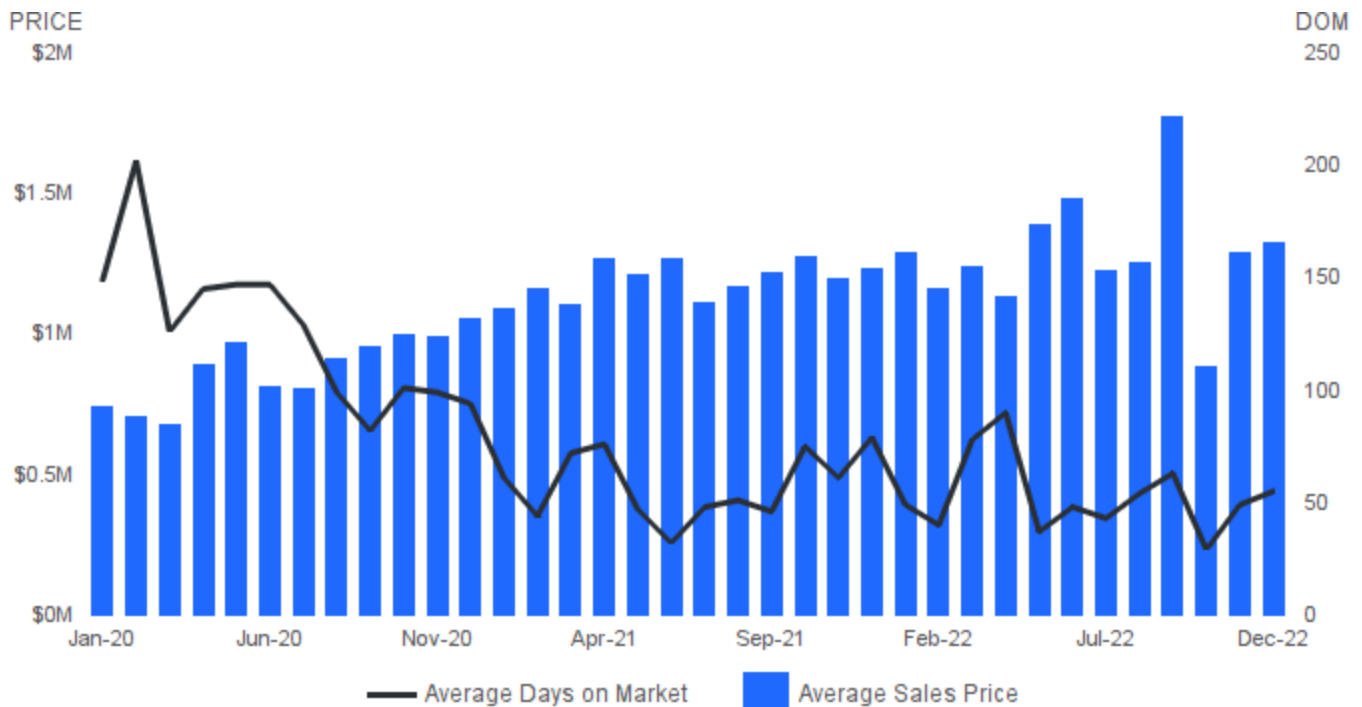


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2022 | Single Family Homes ?

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

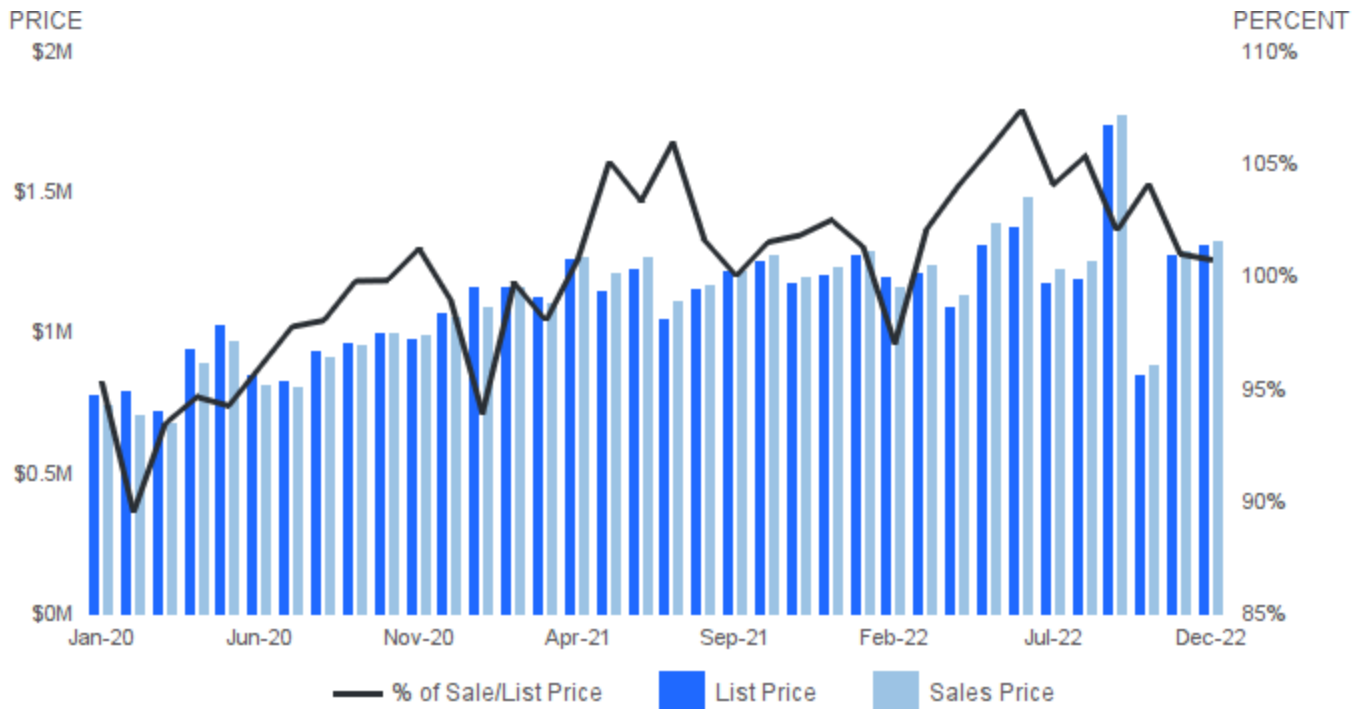
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 2022 | Single Family Homes ?

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

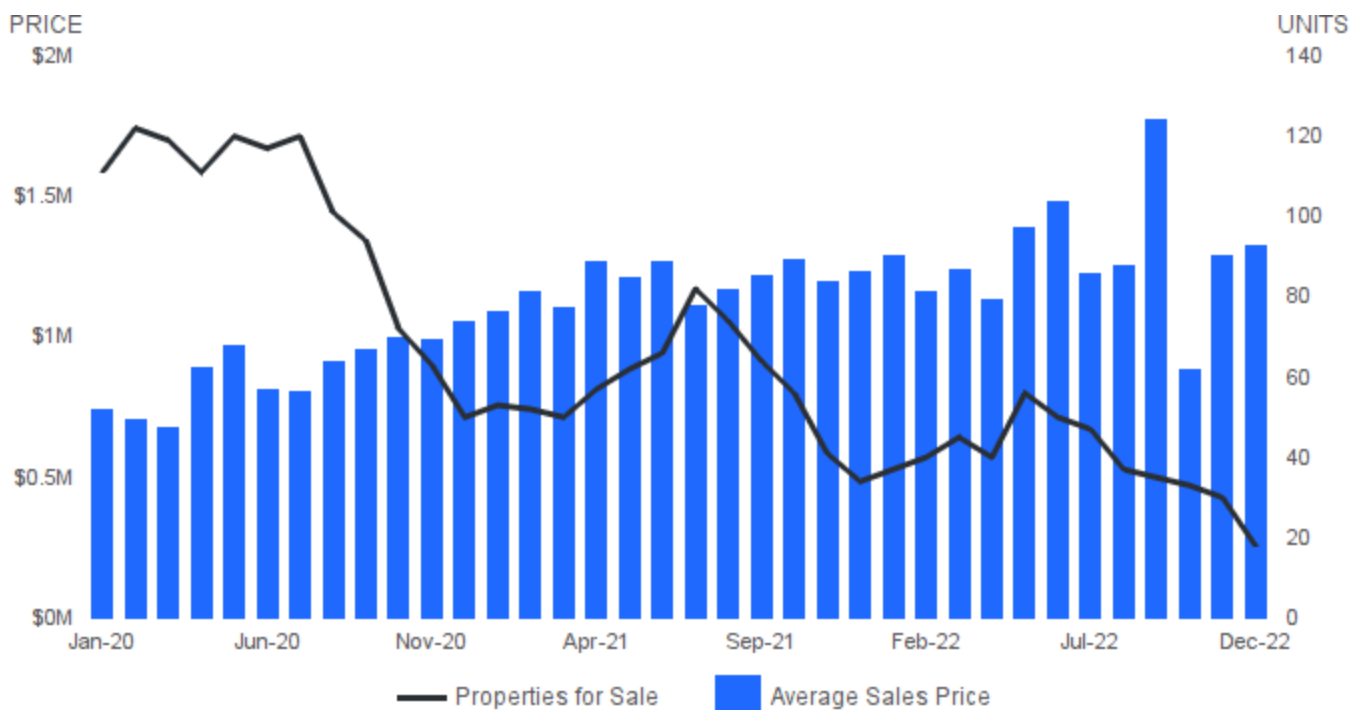


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 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.

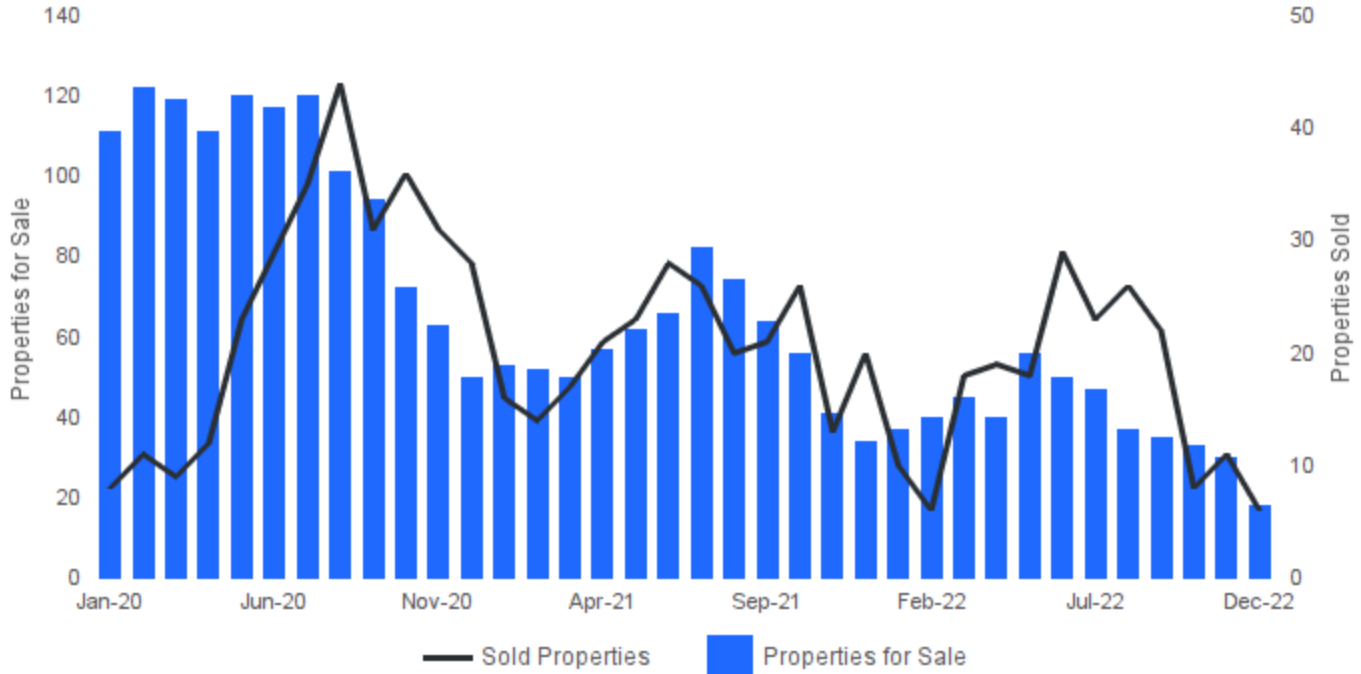


PROPERTIES FOR SALE AND SOLD PROPERTIES

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

Sold Properties | Number of properties sold.



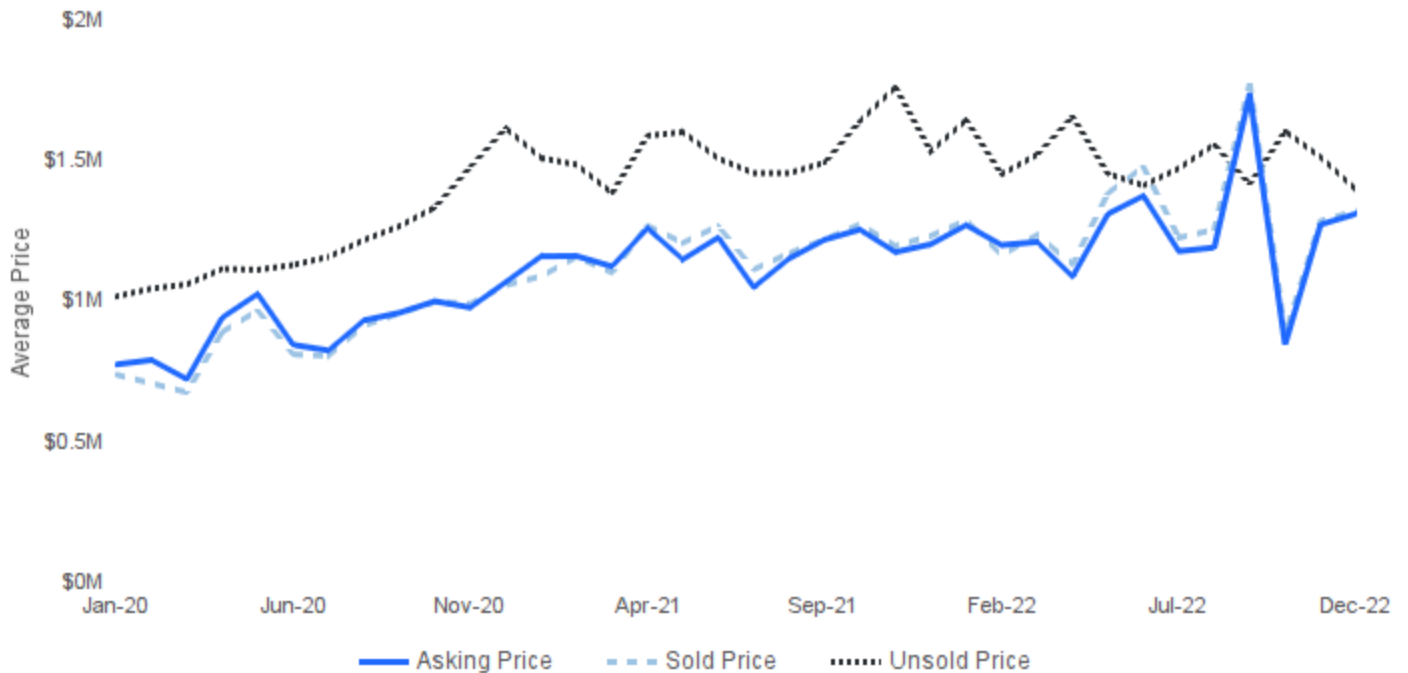
AVERAGE ASKING/SOLD/UNSOLD PRICE

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Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

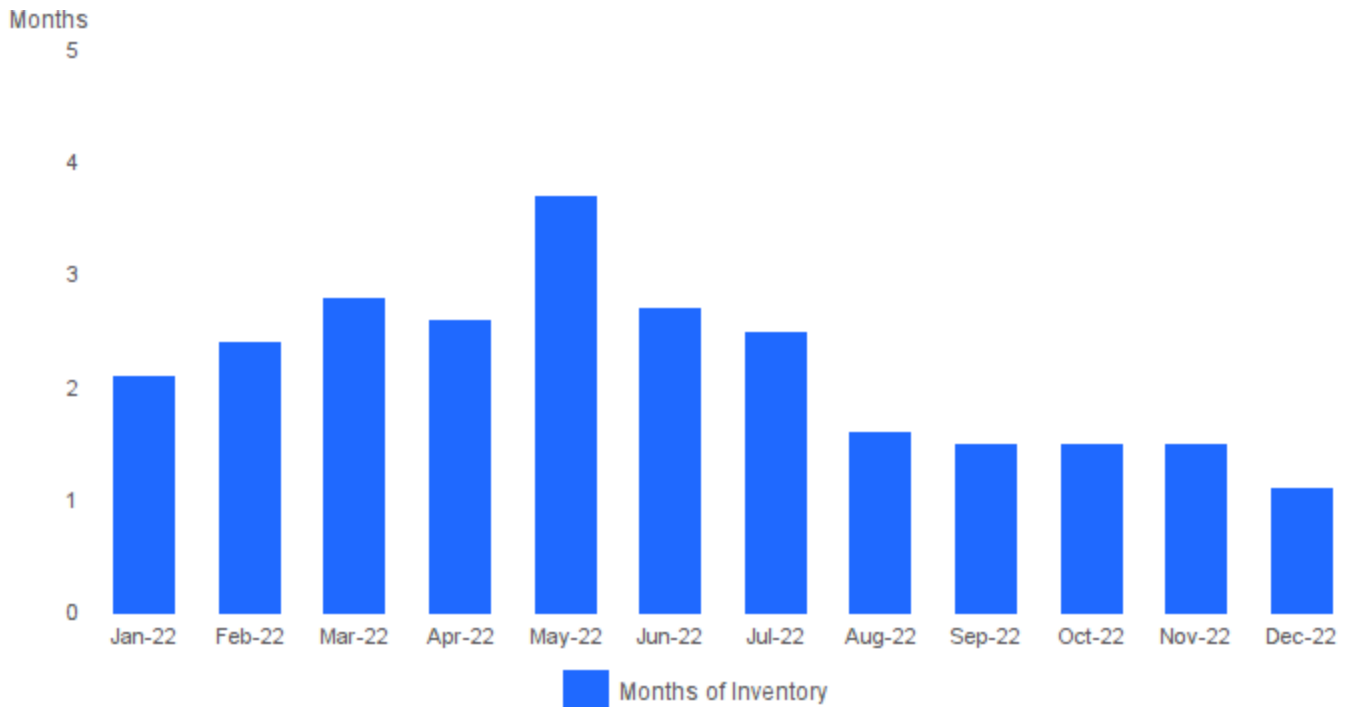
Sold Price | the average selling price



ABSORPTION RATE

December 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.

