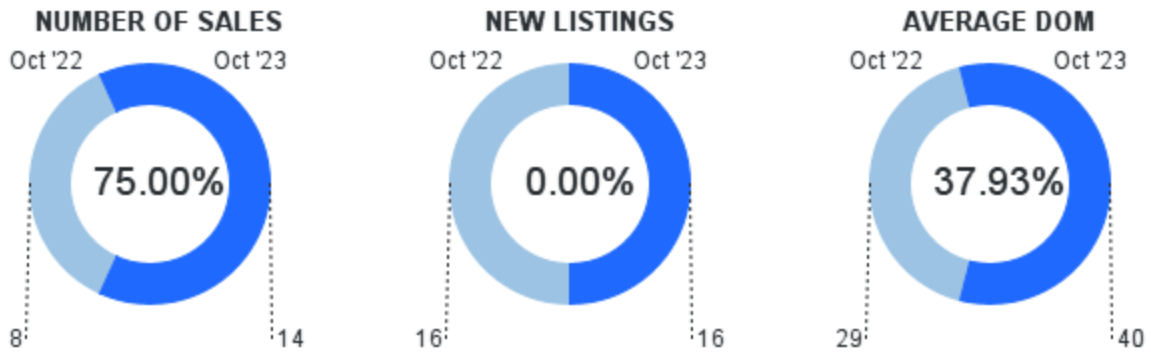


# WESTON | October 2023

## REAL ESTATE SNAPSHOT - Change since this time last year

### Single Family Homes



57.97%

MEDIAN SALES PRICE  
SINGLE FAMILY HOMES

25.63%

AVERAGE SALES PRICE  
SINGLE FAMILY HOMES

33.72%

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

27.23%

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

Oct '22 Oct '23

# AREA REPORT

## WESTON

### FULL MARKET SUMMARY

October 2023 | Single Family Homes ?

	Month to Date			Year to Date		
	October 2023	October 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	16	16	0%	177	223	-20.63% ↓
Sold Listings	14	8	75% ↑	132	179	-26.26% ↓
Median List Price (Solds)	\$1,122,500	\$839,450	33.72% ↑	\$1,224,500	\$1,069,000	14.55% ↑
Median Sold Price	\$1,289,000	\$816,000	57.97% ↑	\$1,297,500	\$1,165,000	11.37% ↑
Median Days on Market	28	28	0%	27	36	-25% ↓
Average List Price (Solds)	\$1,075,849	\$845,612	27.23% ↑	\$1,278,105	\$1,278,242	-0.01% ↓
Average Sold Price	\$1,106,285	\$880,588	25.63% ↑	\$1,332,525	\$1,330,748	0.13% ↑
Average Days on Market	40	29	37.93% ↑	44	55	-20% ↓
List/Sold Price Ratio	103.1%	105.4%	-2.13% ↓	104.7%	104.8%	-0.11% ↓

### SOLD AND NEW PROPERTIES (UNITS)

October 2023 | Single Family Homes ?

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

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

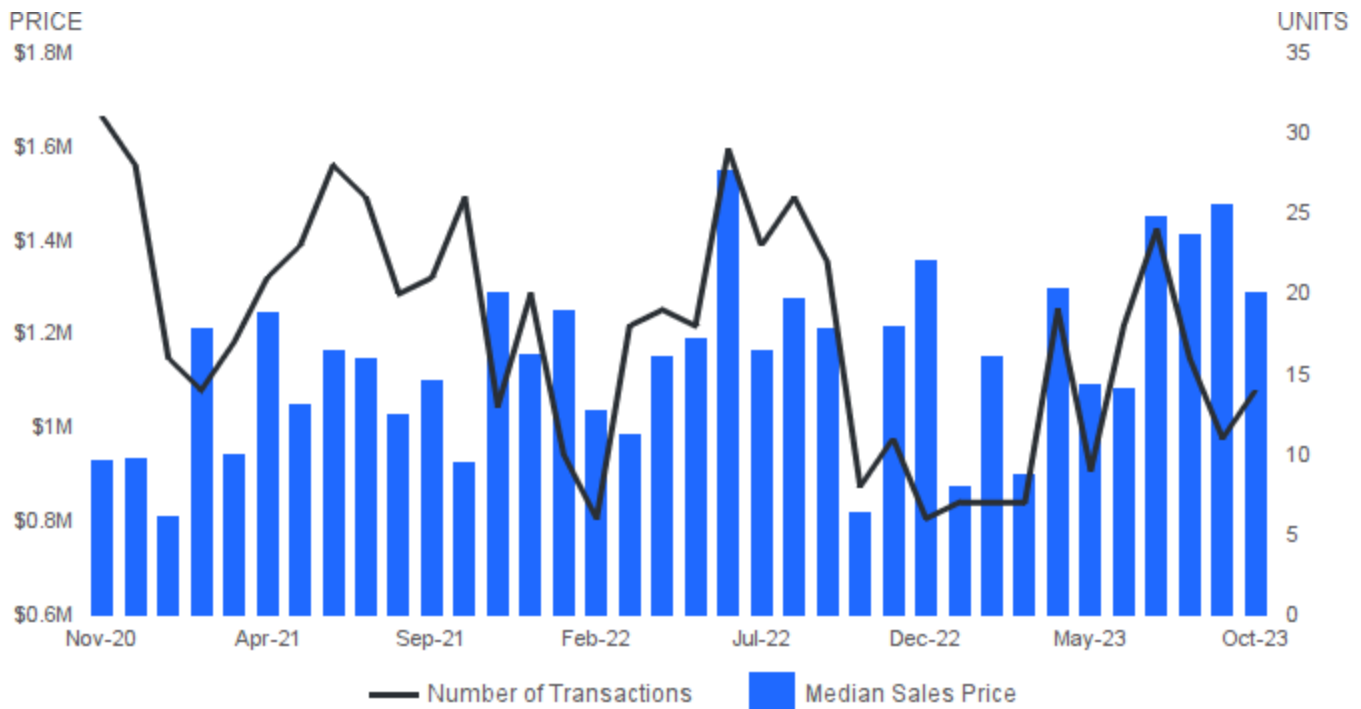


## MEDIAN SALES PRICE AND NUMBER OF SALES

October 2023 | 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.

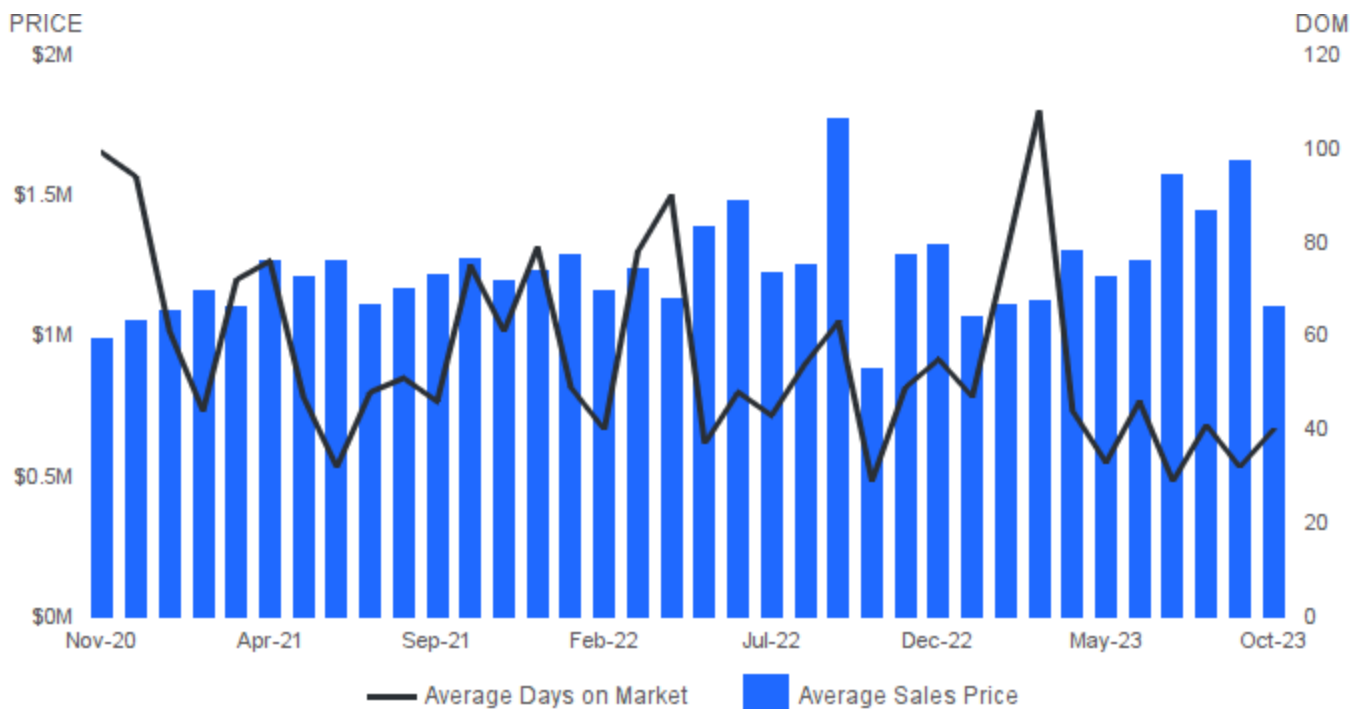


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2023 | Single Family Homes ?

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

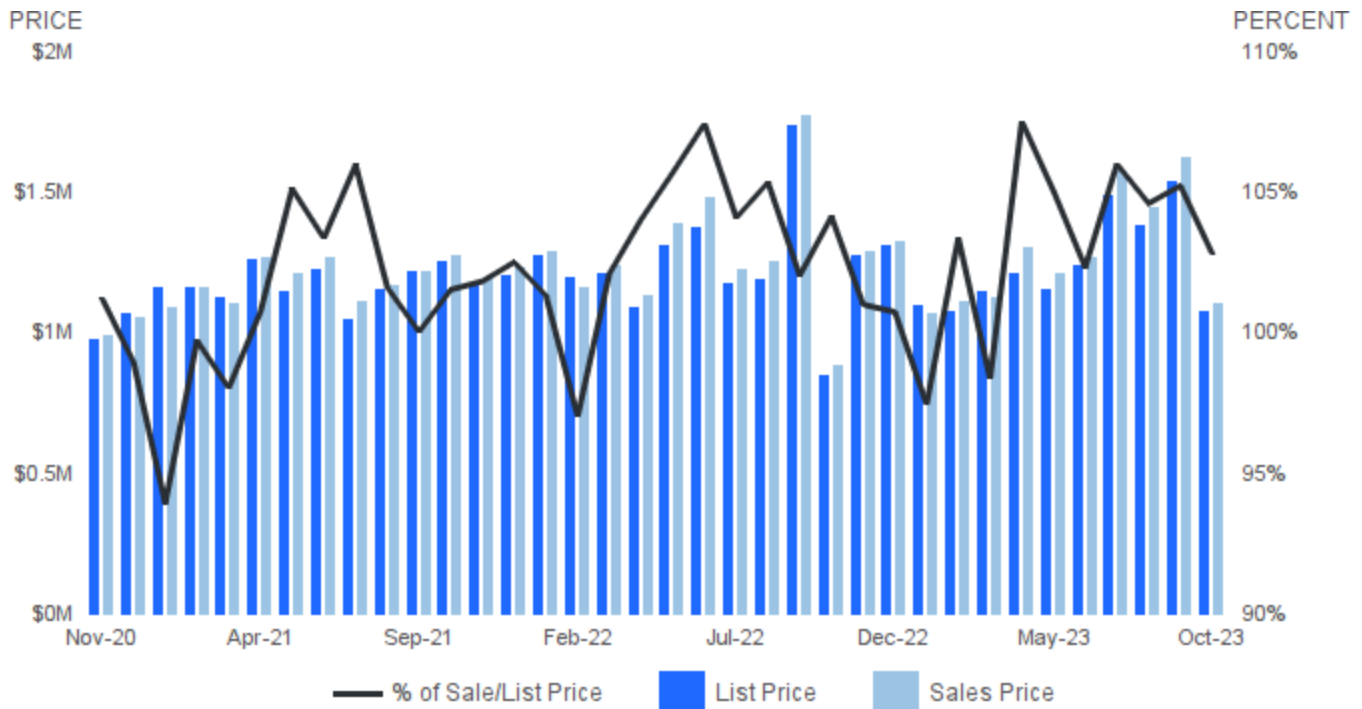
**Average Days on Market** | Average days on market for all properties sold.



# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2023 | Single Family Homes [?](#)

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

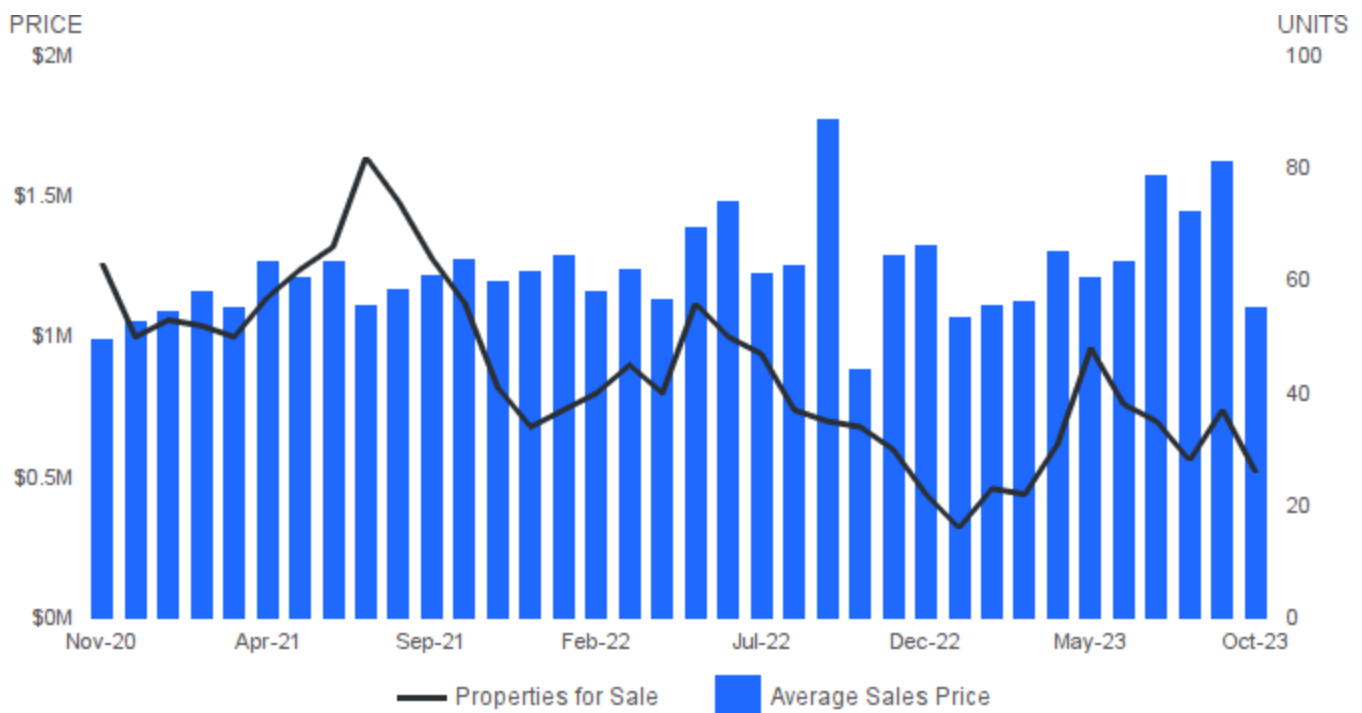


# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

October 2023 | 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.

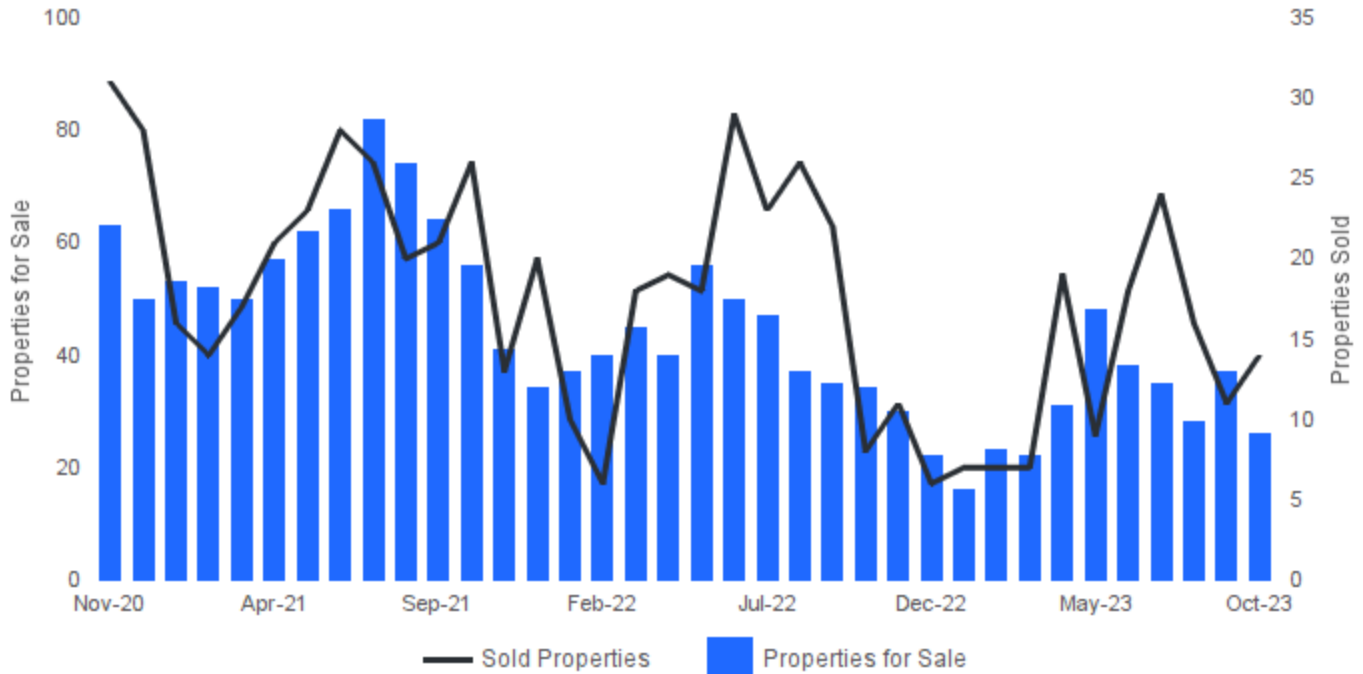


# PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2023 | Single Family Homes ?

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

**Sold Properties** | Number of properties sold.



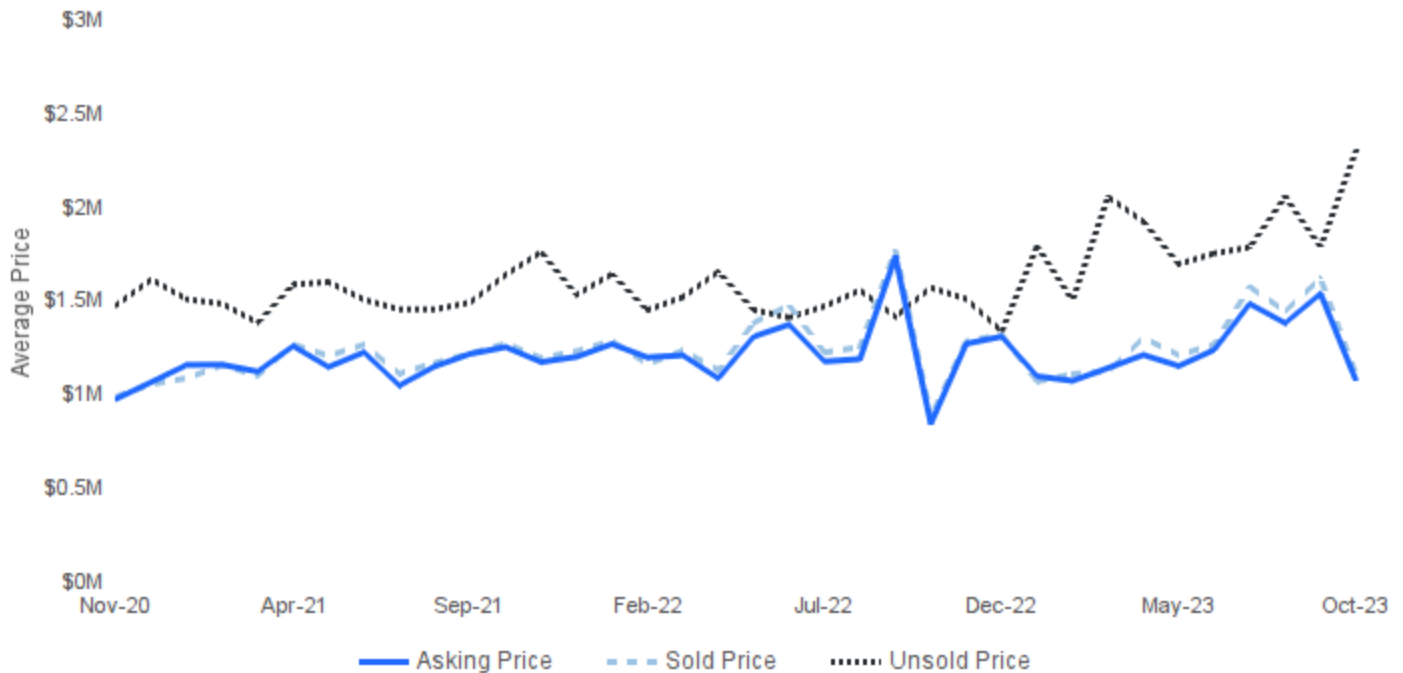
# AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2023 | Single Family Homes ?

**Asking Price** | the average asking price of sold properties

**Sold Price** | the average selling price

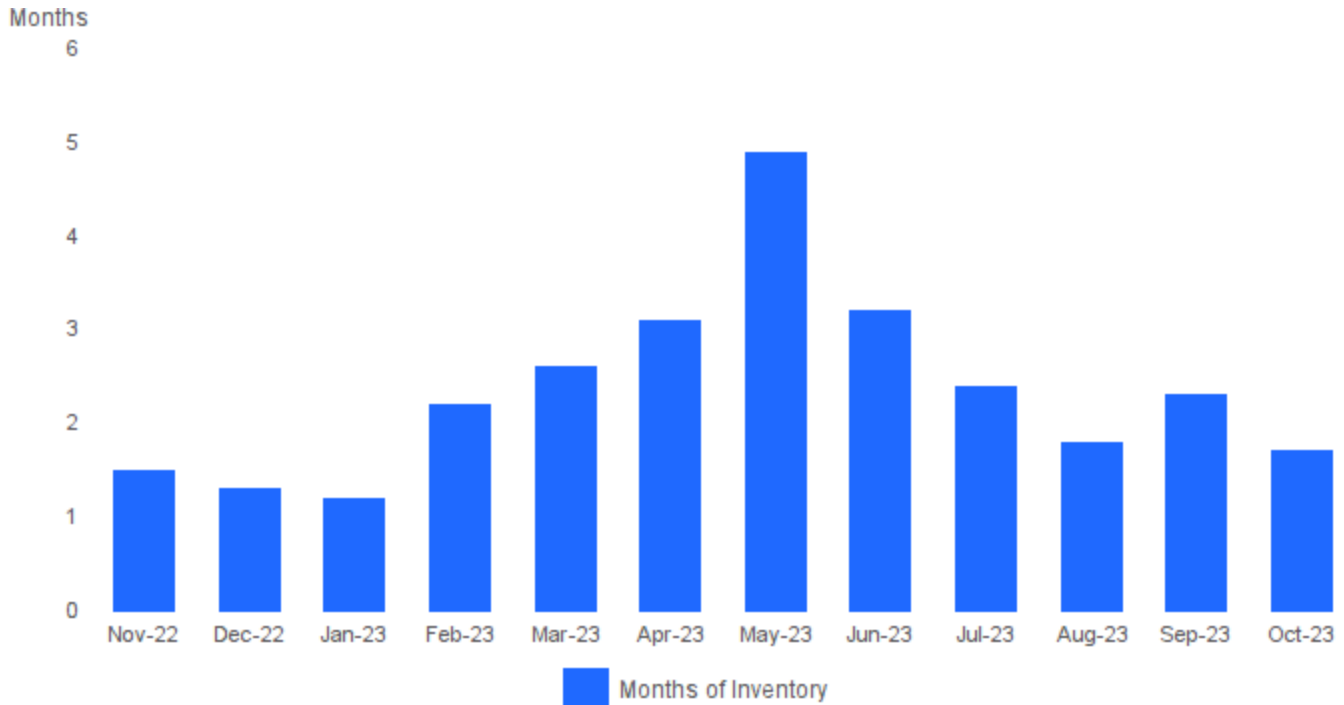
**Unsold Price** | the average active list price



# ABSORPTION RATE

October 2023 | 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

October 2023 | 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.

