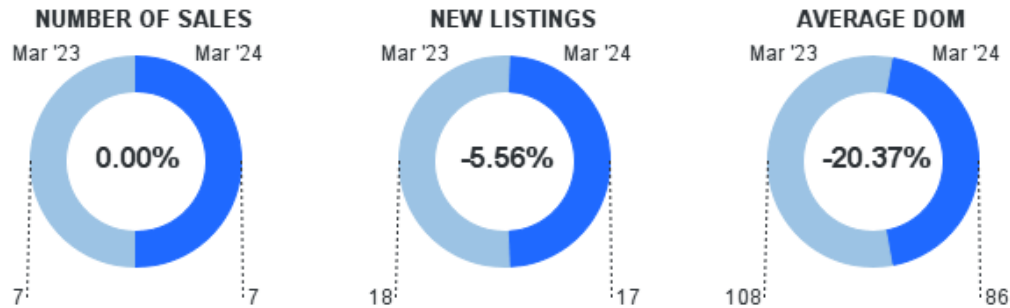



## WESTON | March 2024

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

#### Single Family Homes




1.67% 

**MEDIAN SALES PRICE**  
SINGLE FAMILY HOMES

-11.74% 


**AVERAGE SALES PRICE**  
SINGLE FAMILY HOMES

-7.80% 

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY HOMES

-15.55% 

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY HOMES

 Mar '23  Mar '24

# AREA REPORT

WESTON

## FULL MARKET SUMMARY

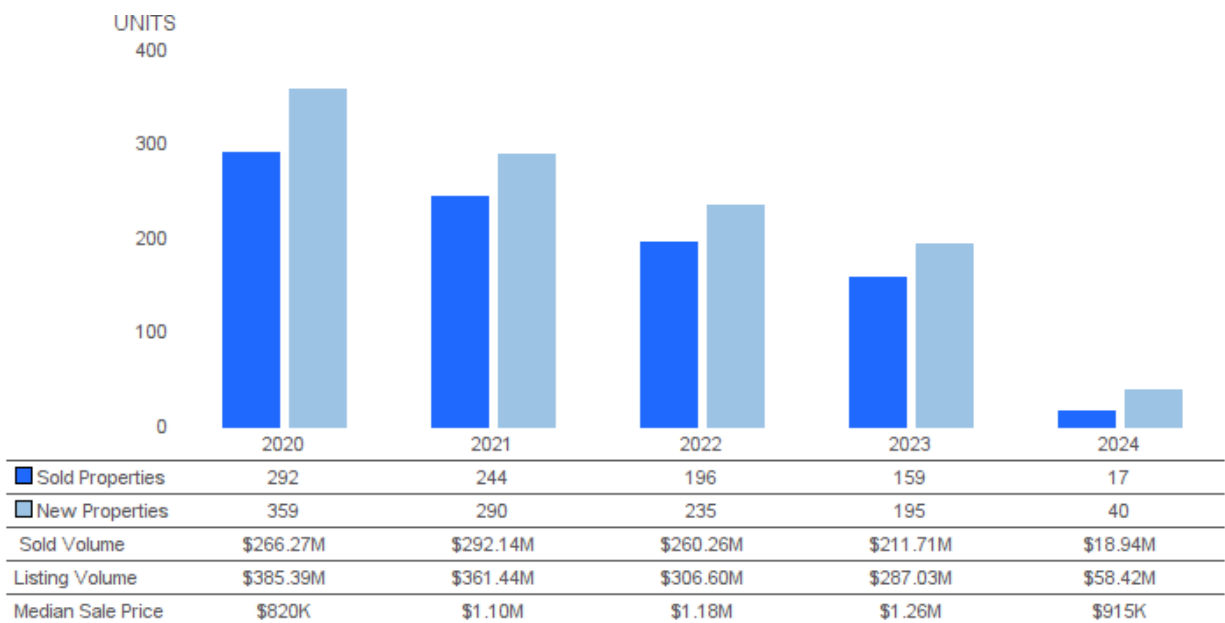
March 2024 | Single Family Homes [?](#)

|                            | Month to Date |             |                        | Year to Date |             |                        |
|----------------------------|---------------|-------------|------------------------|--------------|-------------|------------------------|
|                            | March 2024    | March 2023  | % Change               | YTD 2024     | YTD 2023    | % Change               |
| New Listings               | 17            | 18          | -5.56% <span>↓</span>  | 40           | 39          | 2.56% <span>↑</span>   |
| Sold Listings              | 7             | 7           | 0% <span>↔</span>      | 17           | 21          | -19.05% <span>↓</span> |
| Median List Price (Solds)  | \$875,000     | \$949,000   | -7.8% <span>↓</span>   | \$899,000    | \$949,000   | -5.27% <span>↓</span>  |
| Median Sold Price          | \$915,000     | \$900,000   | 1.67% <span>↑</span>   | \$915,000    | \$900,000   | 1.67% <span>↑</span>   |
| Median Days on Market      | 51            | 117         | -56.41% <span>↓</span> | 50           | 68          | -26.47% <span>↓</span> |
| Average List Price (Solds) | \$964,714     | \$1,142,400 | -15.55% <span>↓</span> | \$1,092,941  | \$1,105,171 | -1.11% <span>↓</span>  |
| Average Sold Price         | \$991,797     | \$1,123,728 | -11.74% <span>↓</span> | \$1,114,122  | \$1,101,766 | 1.12% <span>↑</span>   |
| Average Days on Market     | 86            | 108         | -20.37% <span>↓</span> | 61           | 77          | -20.78% <span>↓</span> |
| List/Sold Price Ratio      | 104%          | 98.4%       | 5.66% <span>↑</span>   | 102.7%       | 99.8%       | 2.85% <span>↑</span>   |

## SOLD AND NEW PROPERTIES (UNITS)

March 2024 | Single Family Homes [?](#)

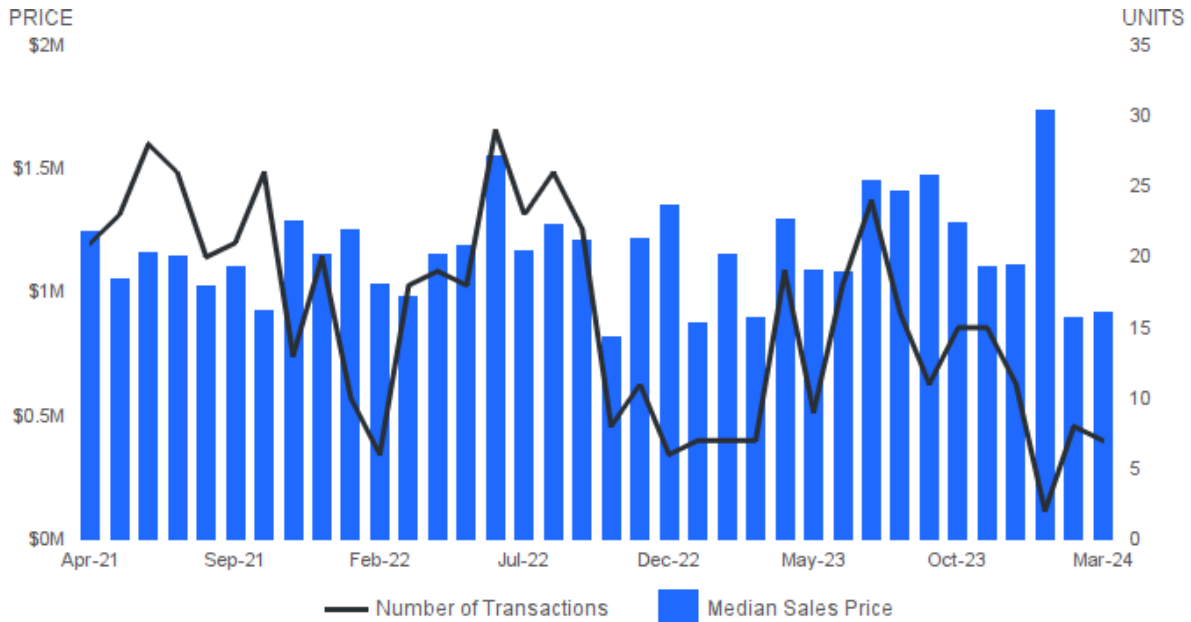
**Sold Properties** | Number of properties sold during the year  
**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

March 2024 | 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

March 2024 | 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

## March 2024 | Single Family Homes ?

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

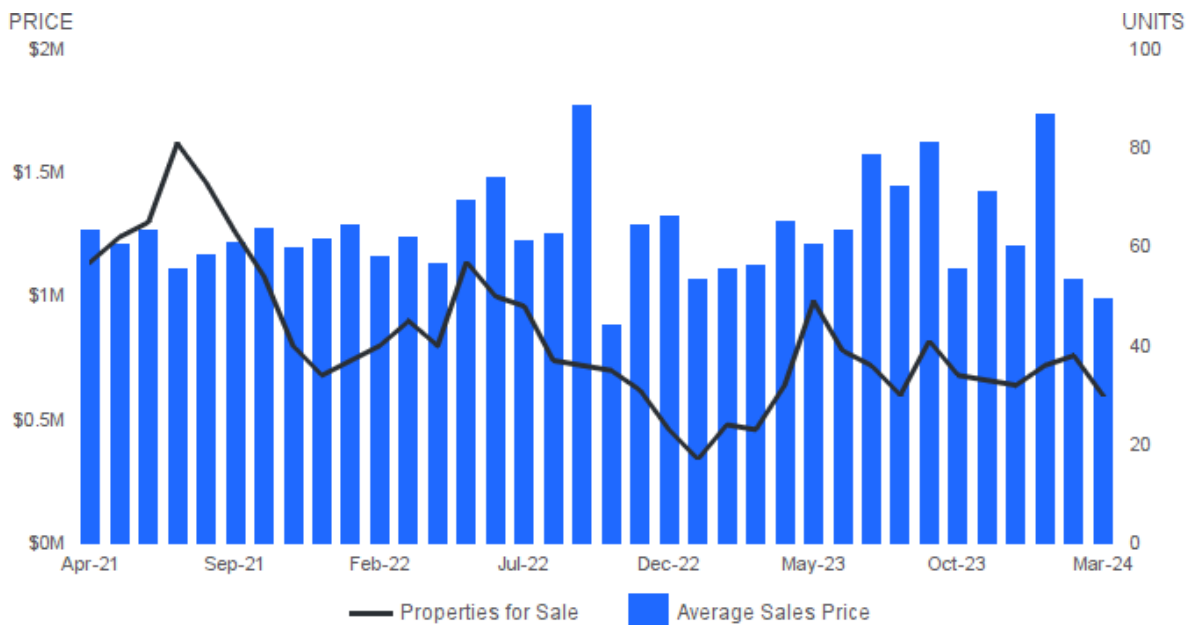


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

### March 2024 | 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.

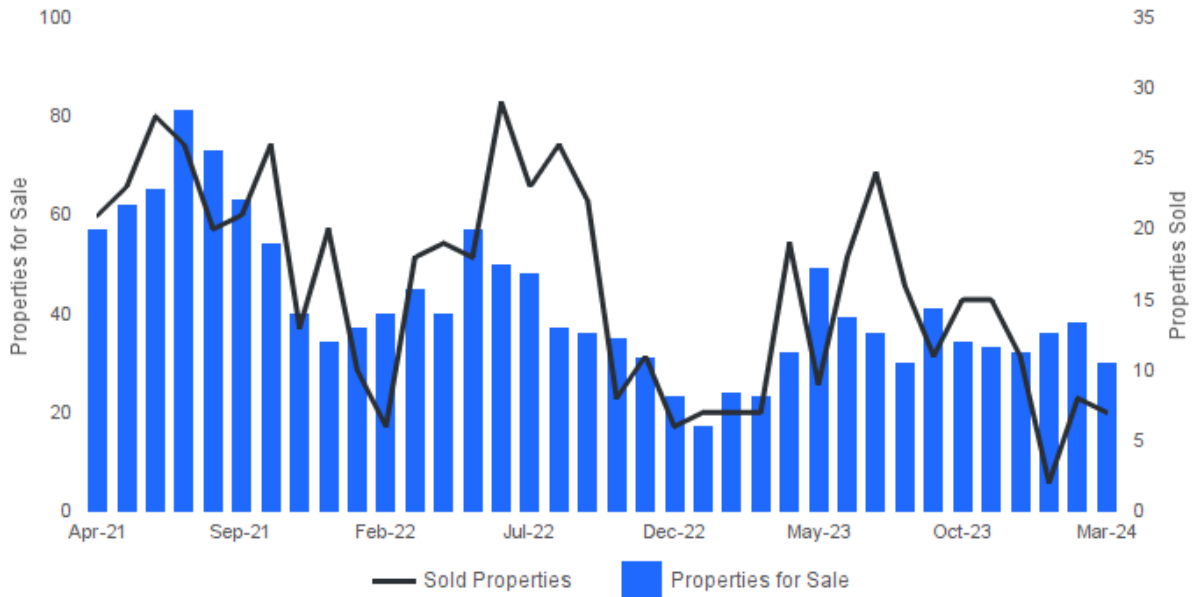


## PROPERTIES FOR SALE AND SOLD PROPERTIES

### March 2024 | Single Family Homes ?

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

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



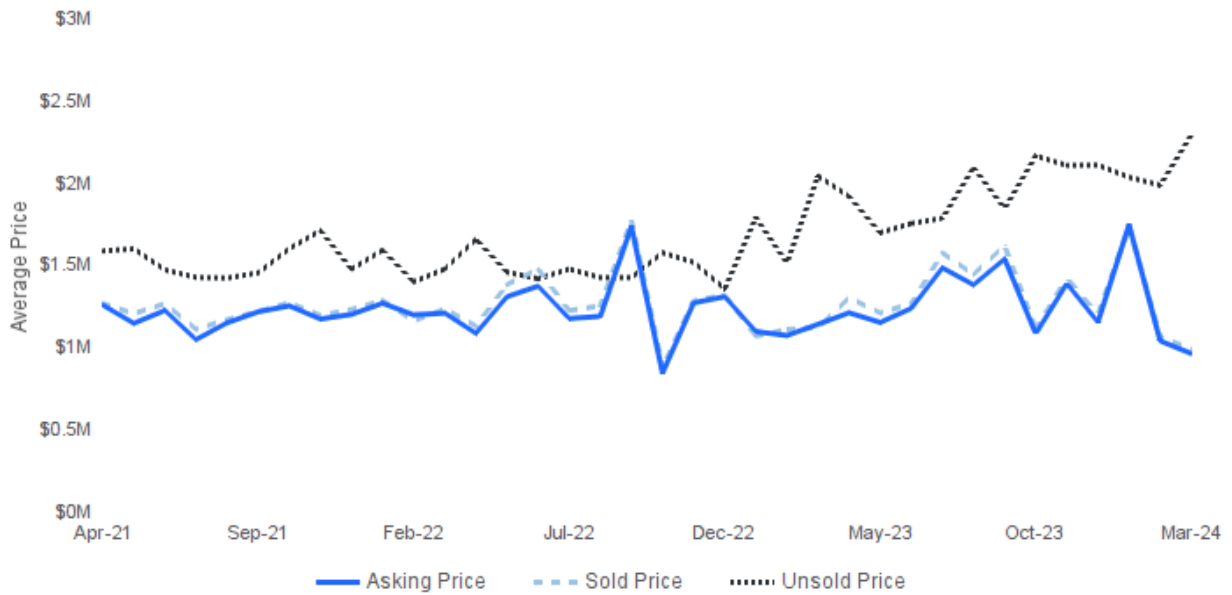
## AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2024 | Single Family Homes ?

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

**Sold Price** | the average selling price

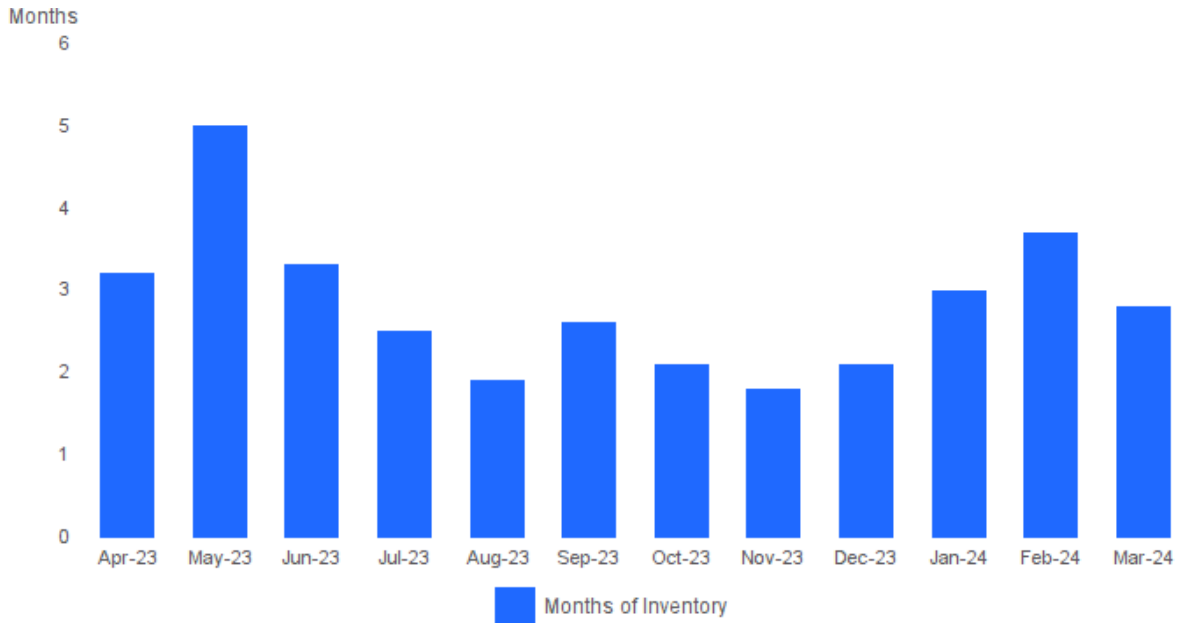
**Unsold Price** | the average active list price



## ABSORPTION RATE

March 2024 | 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

March 2024 | 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.

