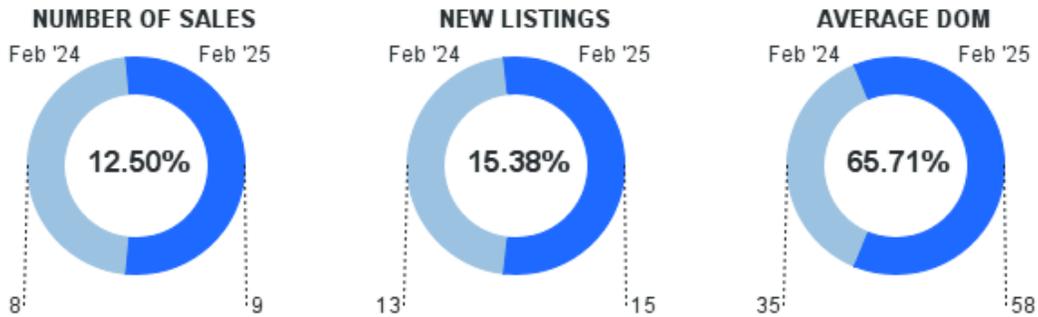


WESTON | February 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



56.73%

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

48.73%

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

66.30%

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

52.06%

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

Feb '24 Feb '25

AREA REPORT

WESTON

FULL MARKET SUMMARY

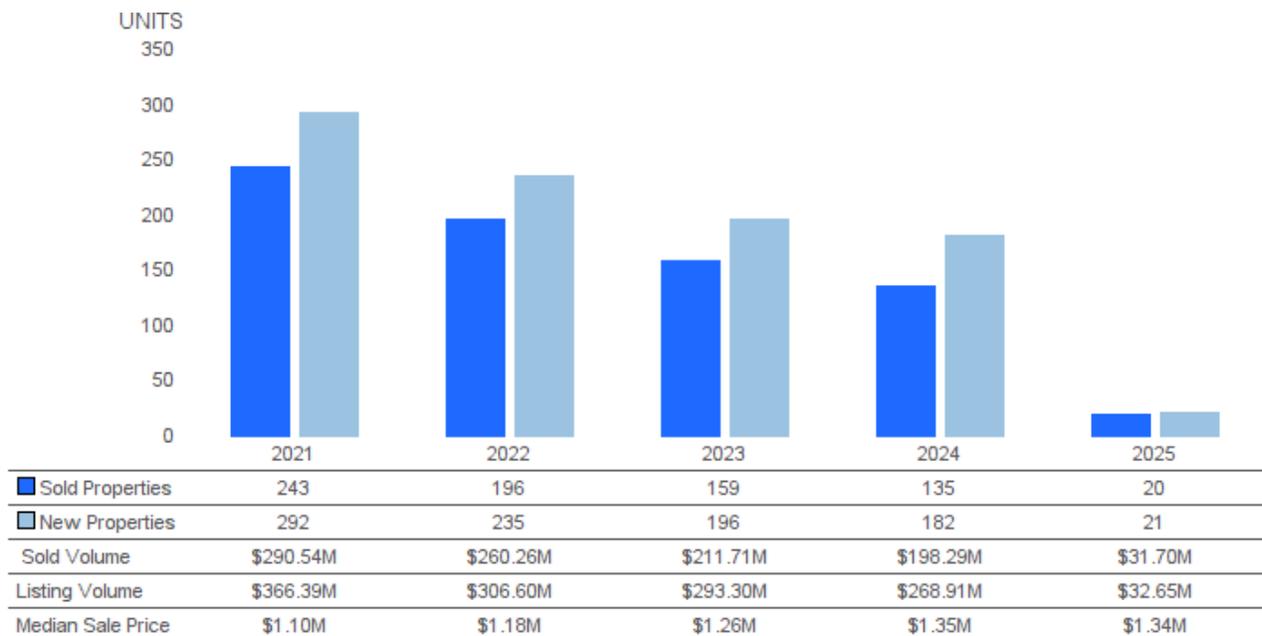
February 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	February 2025	February 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	15	13	15.38% ↑	21	23	-8.7% ↓
Sold Listings	9	8	12.5% ↑	20	10	100% ↑
Median List Price (Solds)	\$1,495,000	\$899,000	66.3% ↑	\$1,297,000	\$949,000	36.67% ↑
Median Sold Price	\$1,400,000	\$893,250	56.73% ↑	\$1,337,500	\$998,500	33.95% ↑
Median Days on Market	63	21	200% ↑	44	24	83.33% ↑
Average List Price (Solds)	\$1,583,888	\$1,041,624	52.06% ↑	\$1,553,545	\$1,182,699	31.36% ↑
Average Sold Price	\$1,585,333	\$1,065,937	48.73% ↑	\$1,585,126	\$1,199,750	32.12% ↑
Average Days on Market	58	35	65.71% ↑	58	36	61.11% ↑
List/Sold Price Ratio	100.8%	101.5%	-0.71% ↓	103.9%	101.7%	2.11% ↑

SOLD AND NEW PROPERTIES (UNITS)

February 2025 | Single Family Homes ?

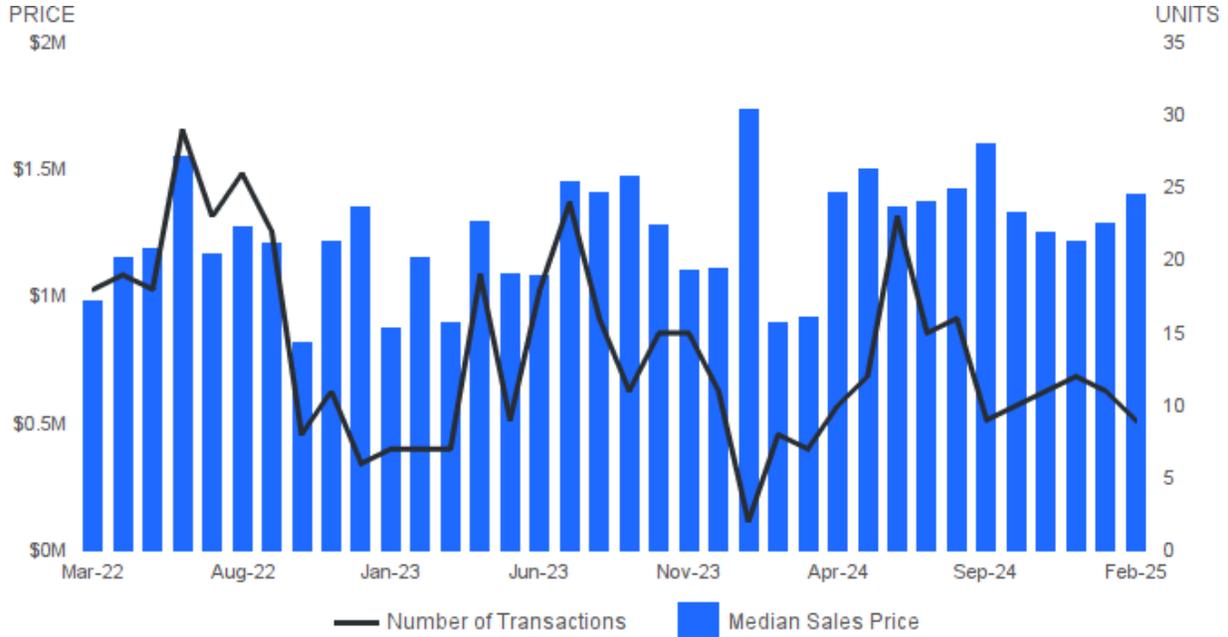
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

February 2025 | Single Family Homes ?

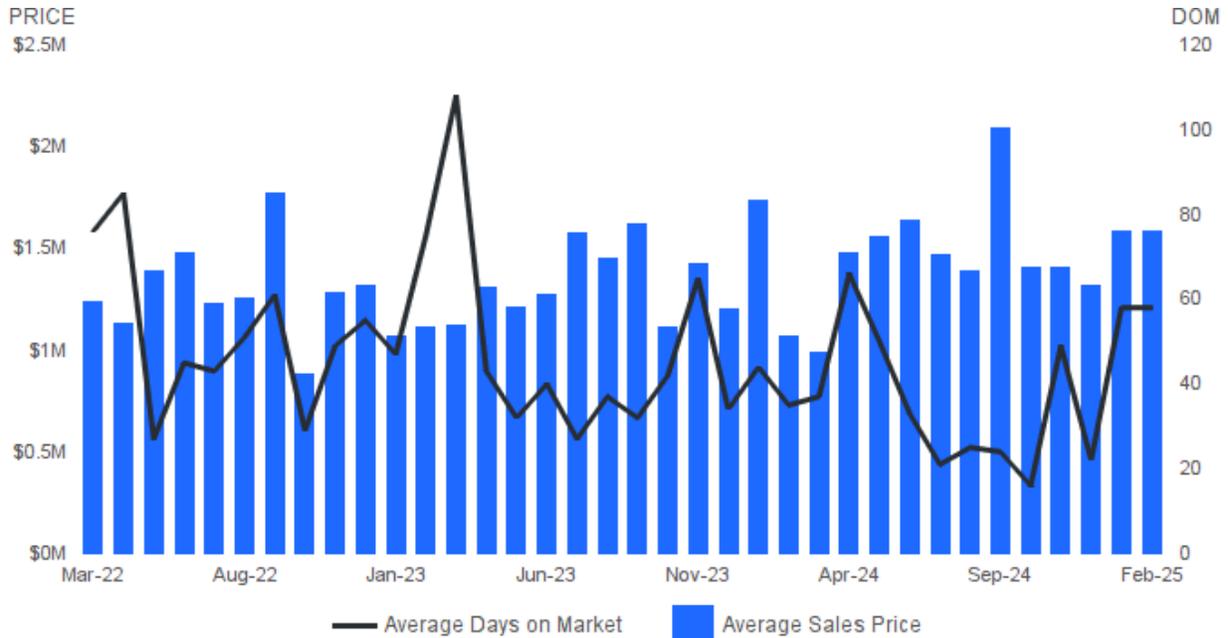
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

February 2025 | 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

February 2025 | 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

February 2025 | Single Family Homes ?

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

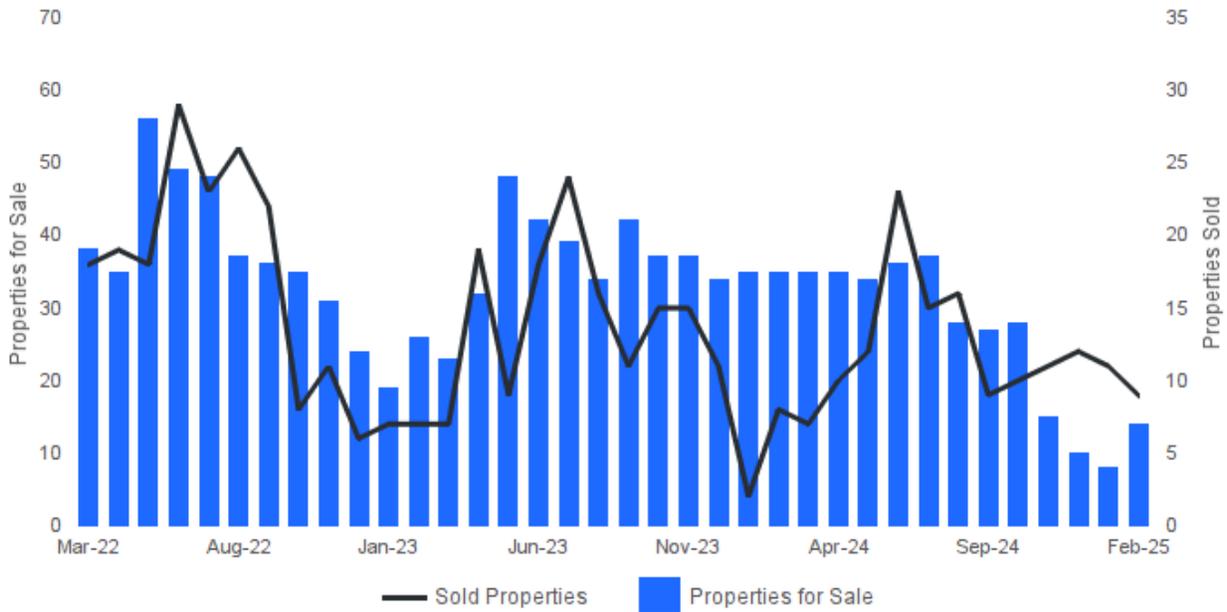
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2025 | Single Family Homes ?

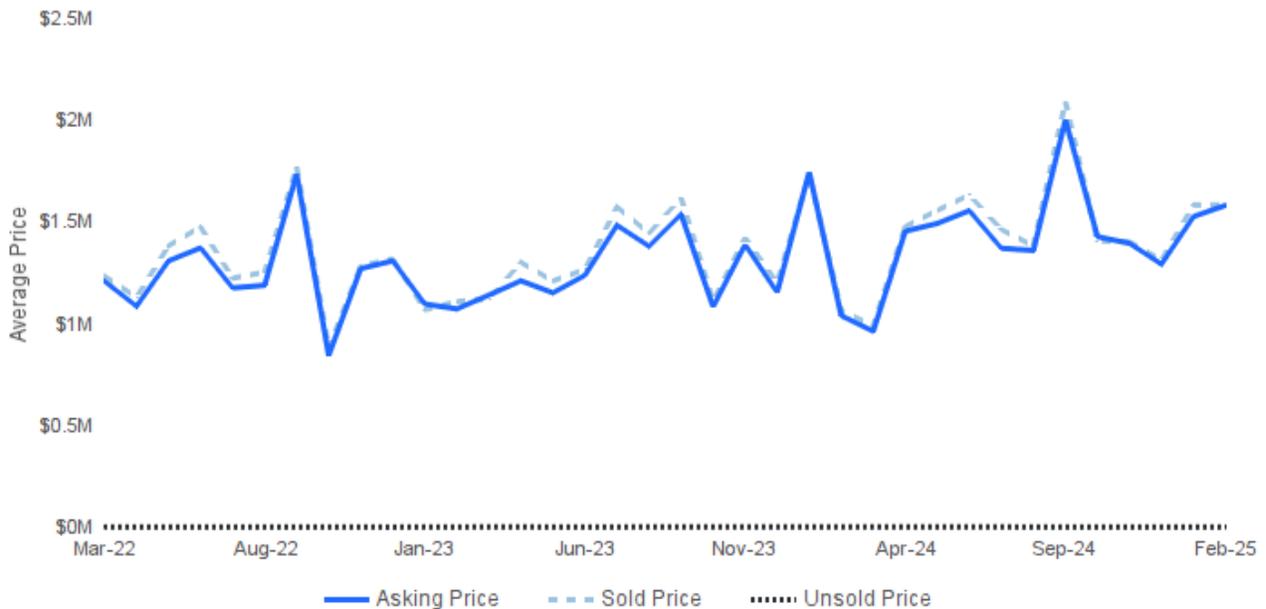
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2025 | 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

February 2025 | 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

February 2025 | 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.

