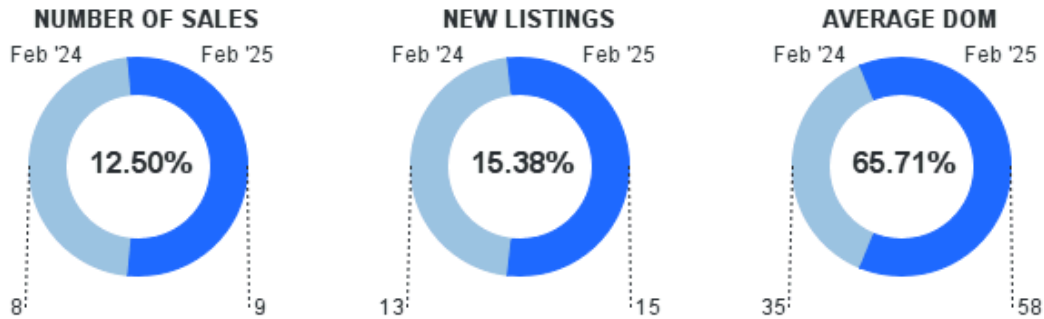


## WESTON | February 2025


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

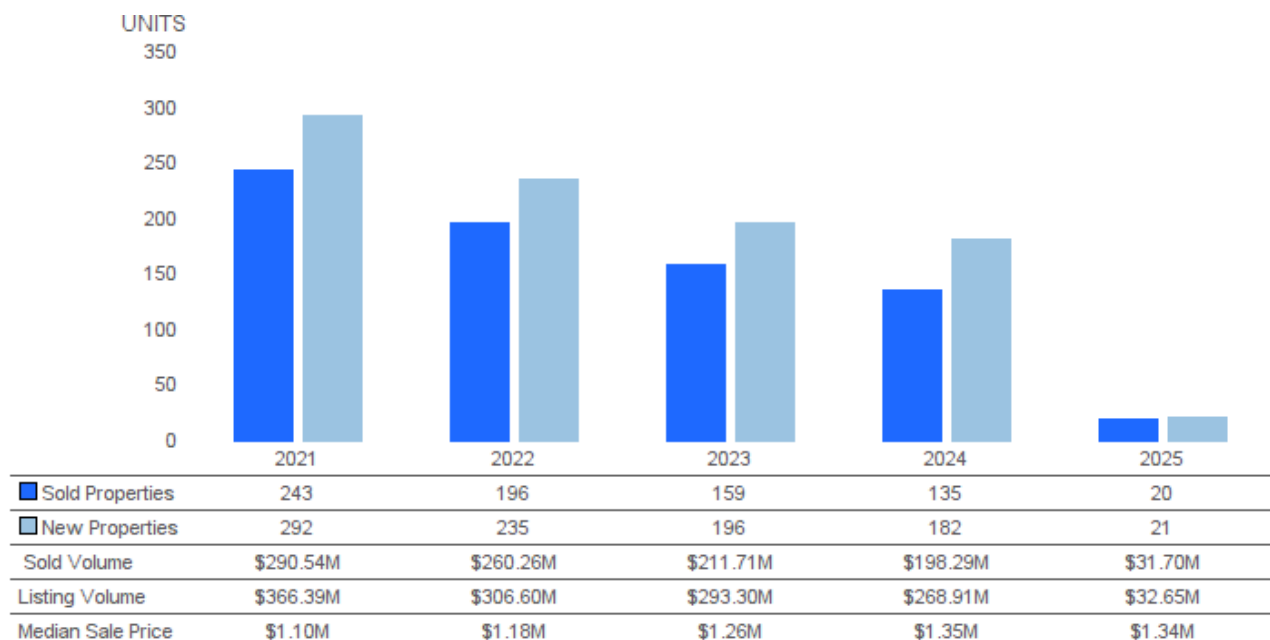
February 2025 | Single Family Homes ?

	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 ?

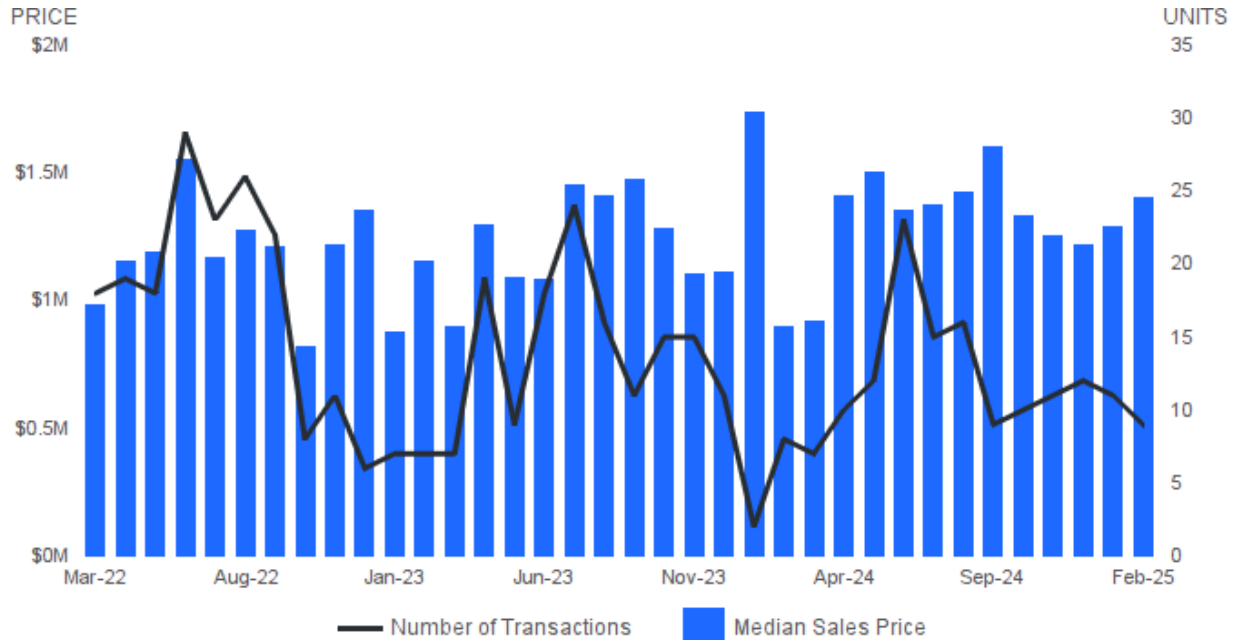
**Sold Properties** | Number of properties sold during the year  
**New Properties** | Number of properties listed during the year.



## 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.

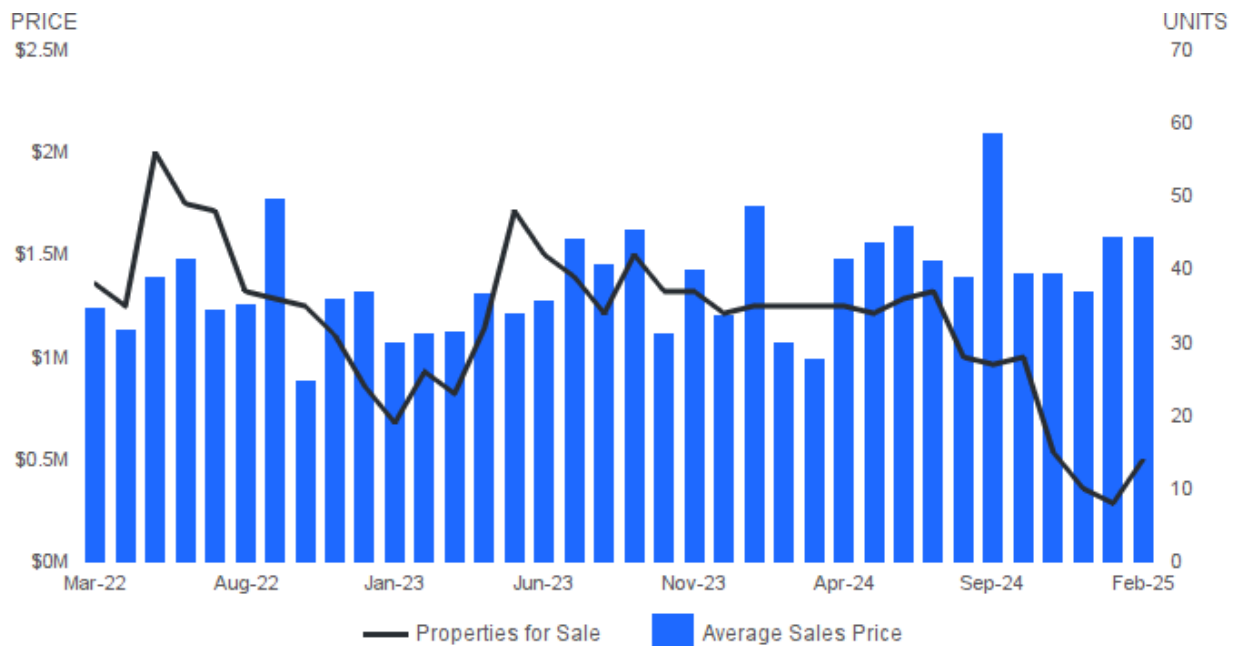


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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.

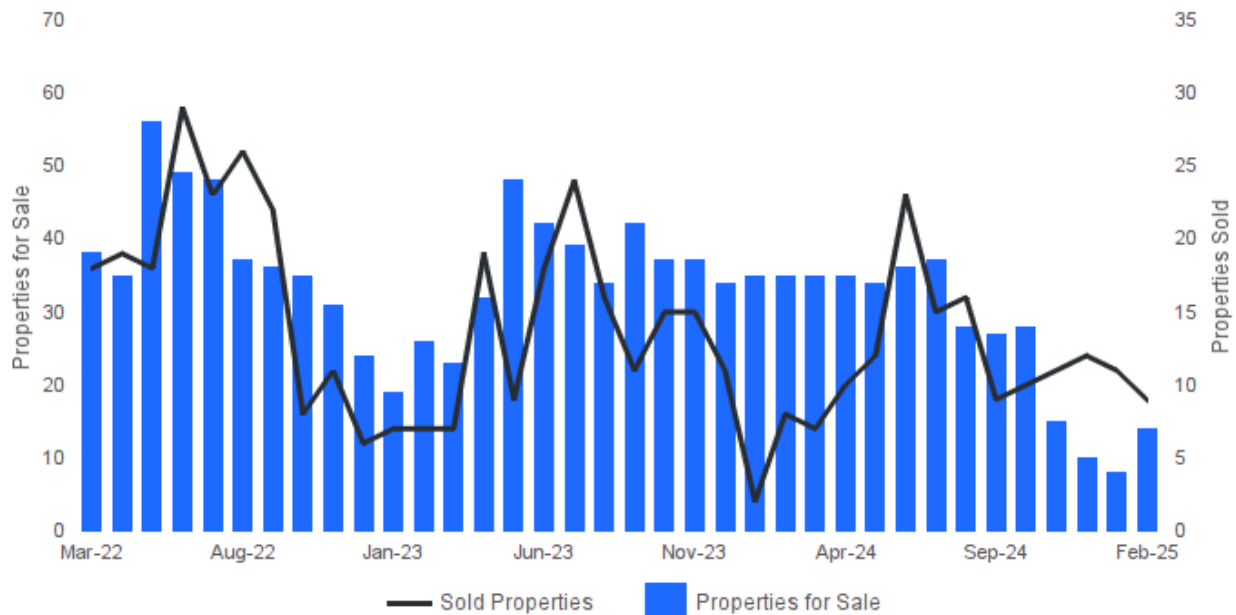


## PROPERTIES FOR SALE AND SOLD PROPERTIES

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.



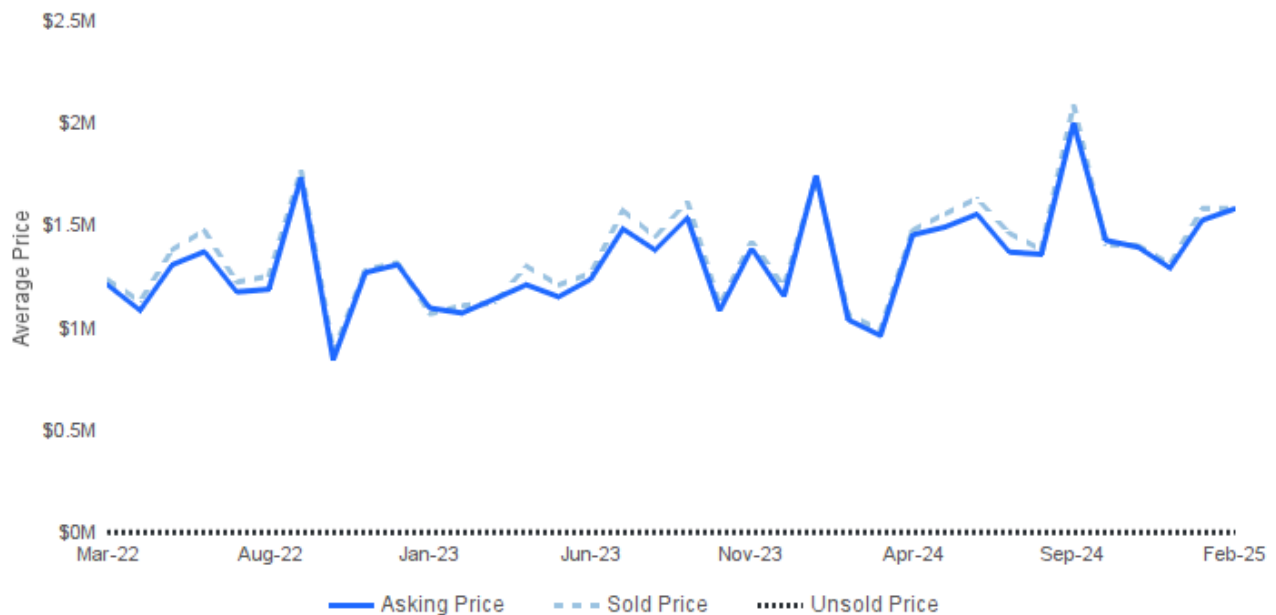
## AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2025 | Single Family Homes ?

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

**Sold Price** | the average selling price

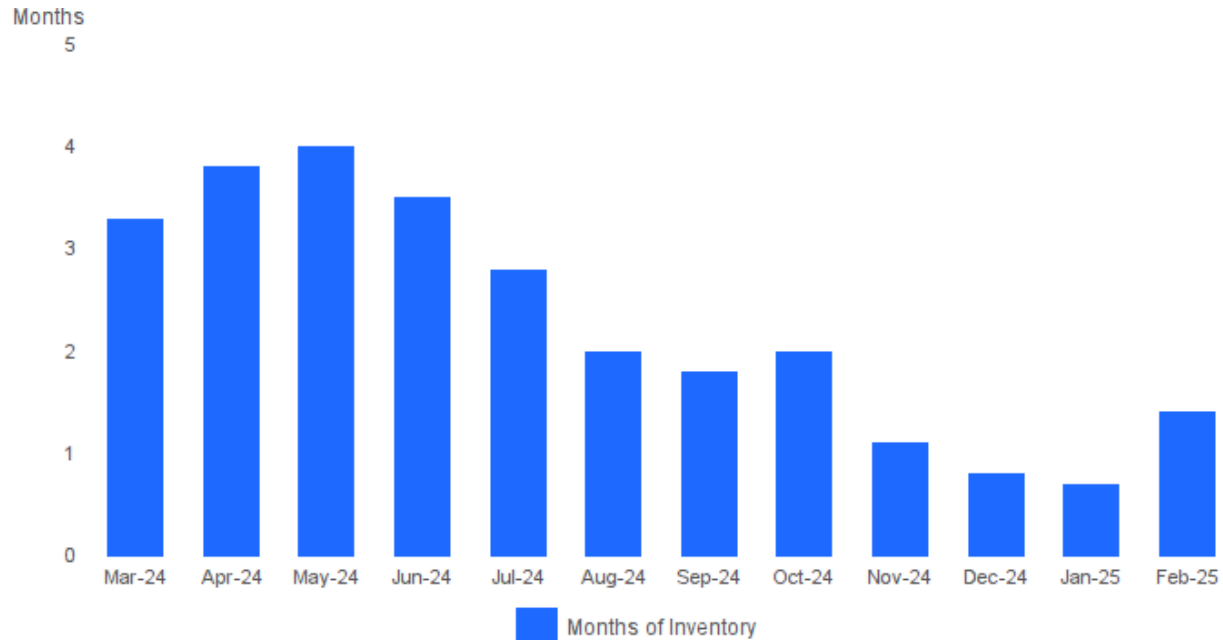
**Unsold Price** | the average active list price



## 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.

