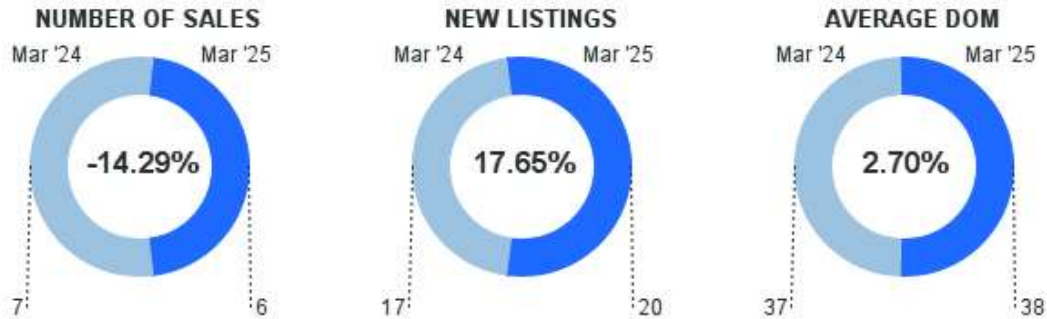


## WESTON | March 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



53.01% 

MEDIAN SALES PRICE  
SINGLE FAMILY HOMES

37.11% 

AVERAGE SALES PRICE  
SINGLE FAMILY HOMES

57.37% 

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

37.55% 

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

 Mar '24  Mar '25

# AREA REPORT

## WESTON

### FULL MARKET SUMMARY

March 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	March 2025	March 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	20	17	17.65% ↑	42	40	5% ↑
Sold Listings	6	7	-14.29% ↓	26	17	52.94% ↑
Median List Price (Solds)	\$1,377,000	\$875,000	57.37% ↑	\$1,297,000	\$899,000	44.27% ↑
Median Sold Price	\$1,400,000	\$915,000	53.01% ↑	\$1,337,500	\$915,000	46.17% ↑
Median Days on Market	23	14	64.29% ↑	38	20	90% ↑
Average List Price (Solds)	\$1,327,000	\$964,714	37.55% ↑	\$1,501,265	\$1,092,941	37.36% ↑
Average Sold Price	\$1,359,833	\$991,797	37.11% ↑	\$1,533,135	\$1,114,122	37.61% ↑
Average Days on Market	38	37	2.7% ↑	54	37	45.95% ↑
List/Sold Price Ratio	104.7%	104%	0.64% ↑	104%	102.7%	1.35% ↑

### SOLD AND NEW PROPERTIES (UNITS)

March 2025 | Single Family Homes ?

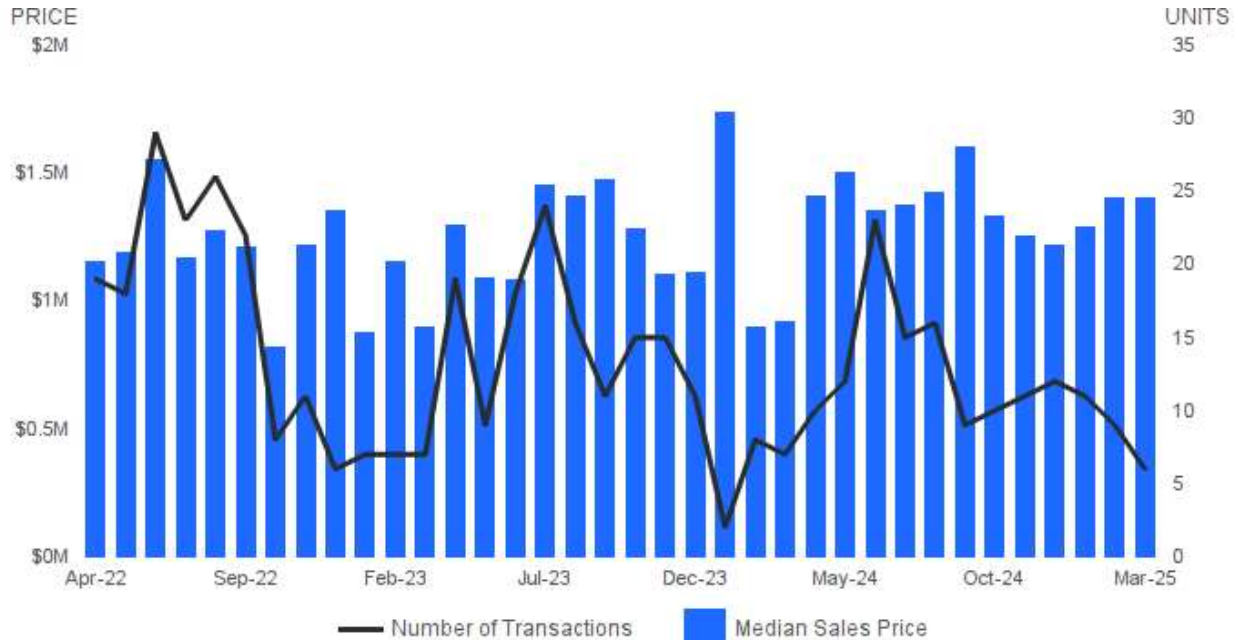
**Sold Properties** | Number of properties sold during the year  
**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

March 2025 | Single Family Homes ?

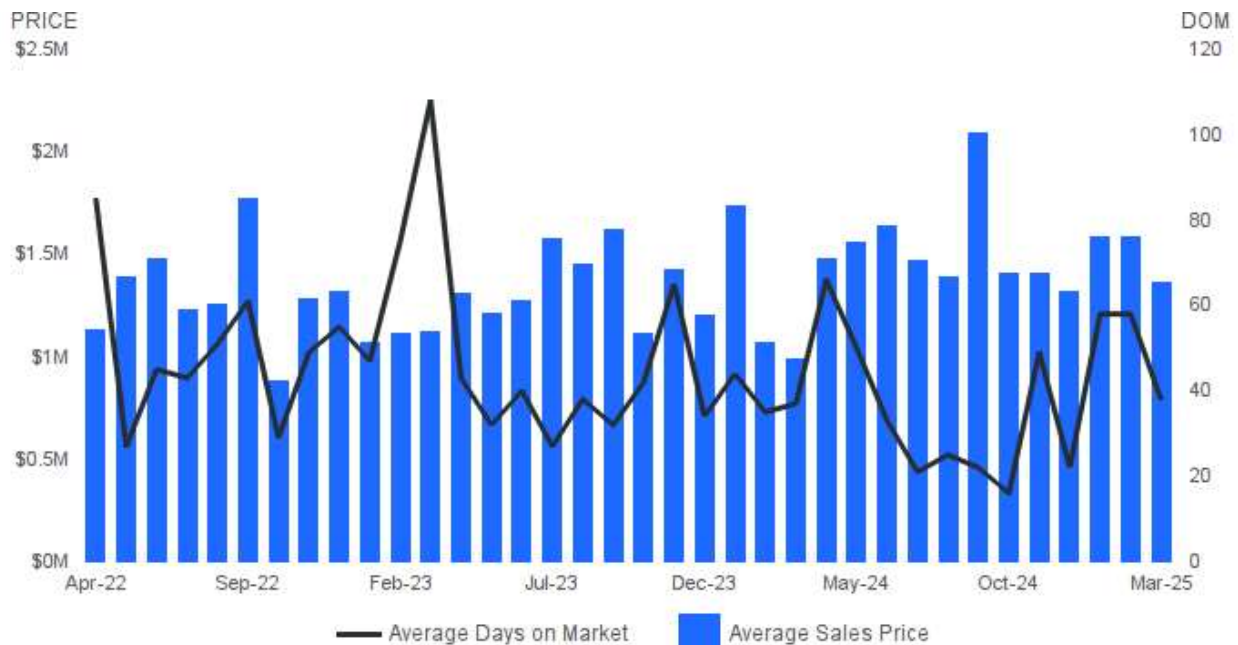
**Median Sales Price** | Price of the "middle" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2025 | Single Family Homes ?

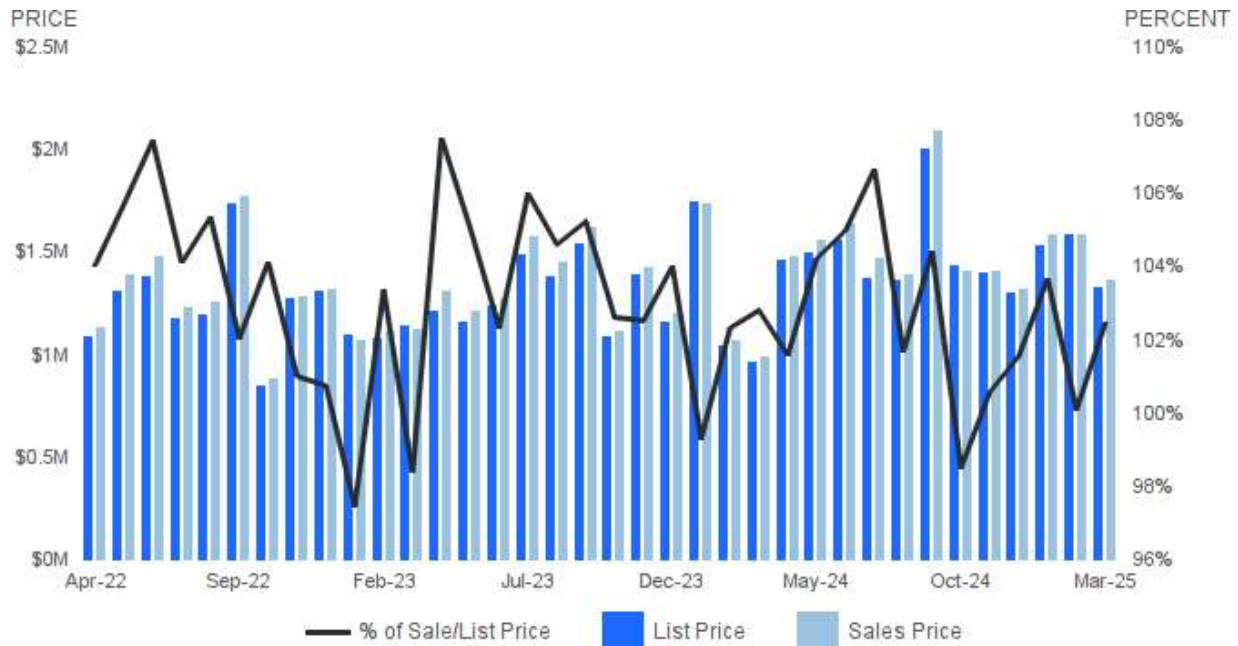
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

March 2025 | Single Family Homes ?

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

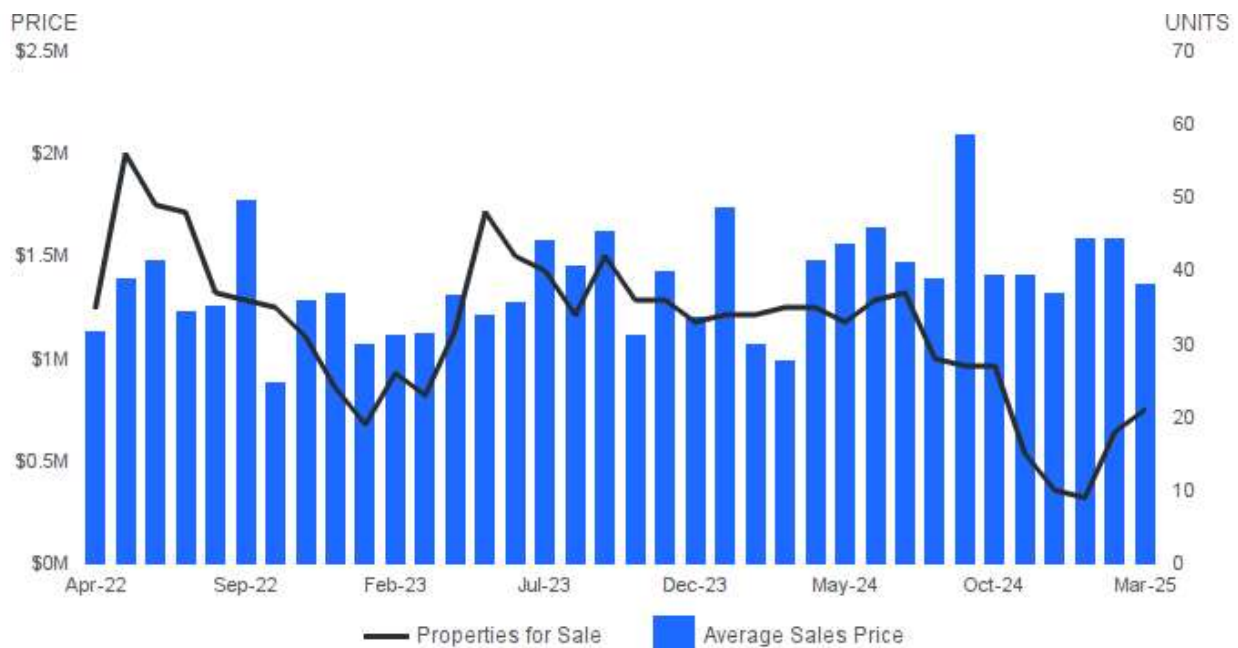


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

March 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.

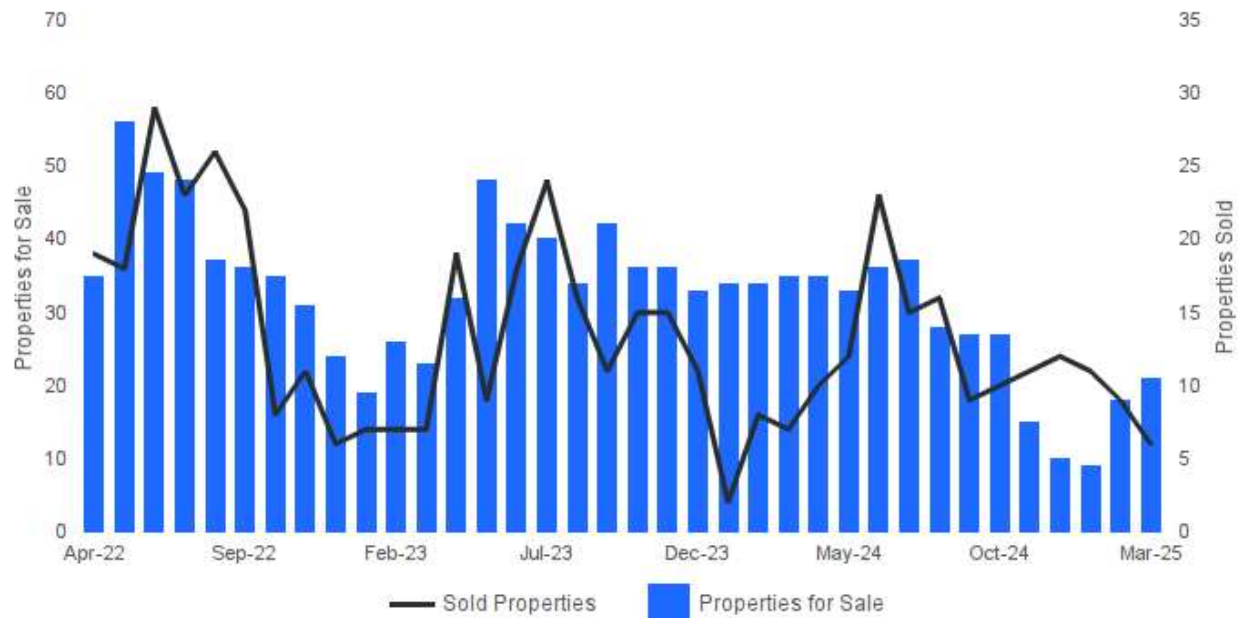


## PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2025 | Single Family Homes ?

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

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



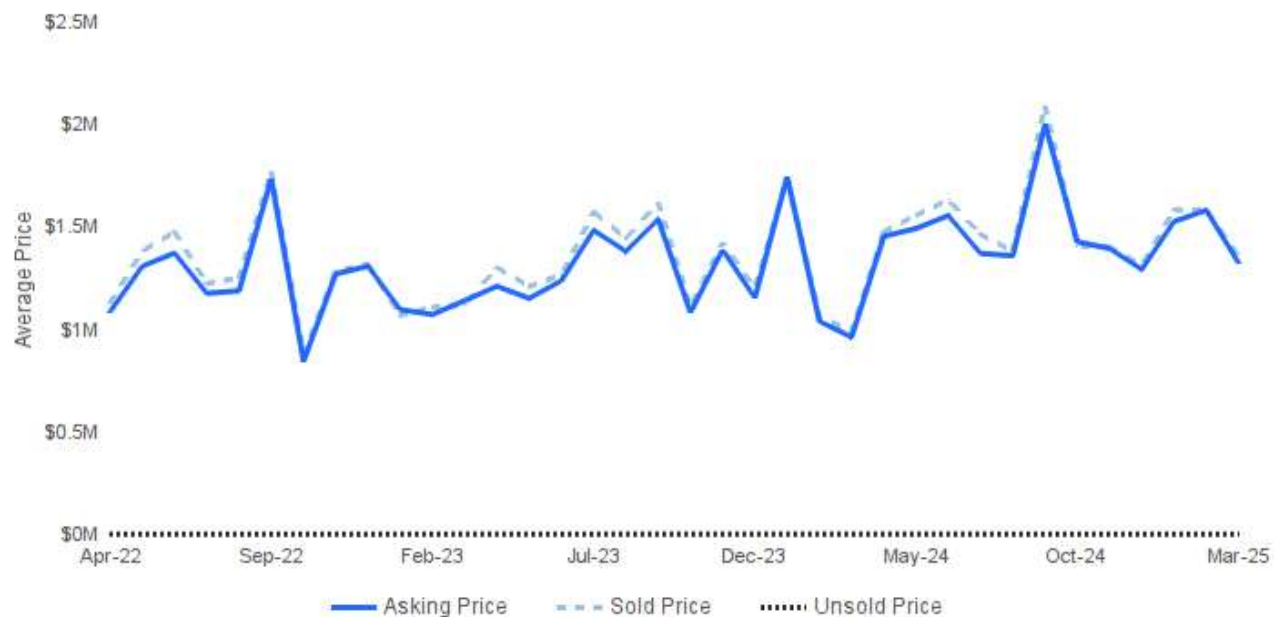
## AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2025 | Single Family Homes ?

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

**Sold Price** | the average selling price

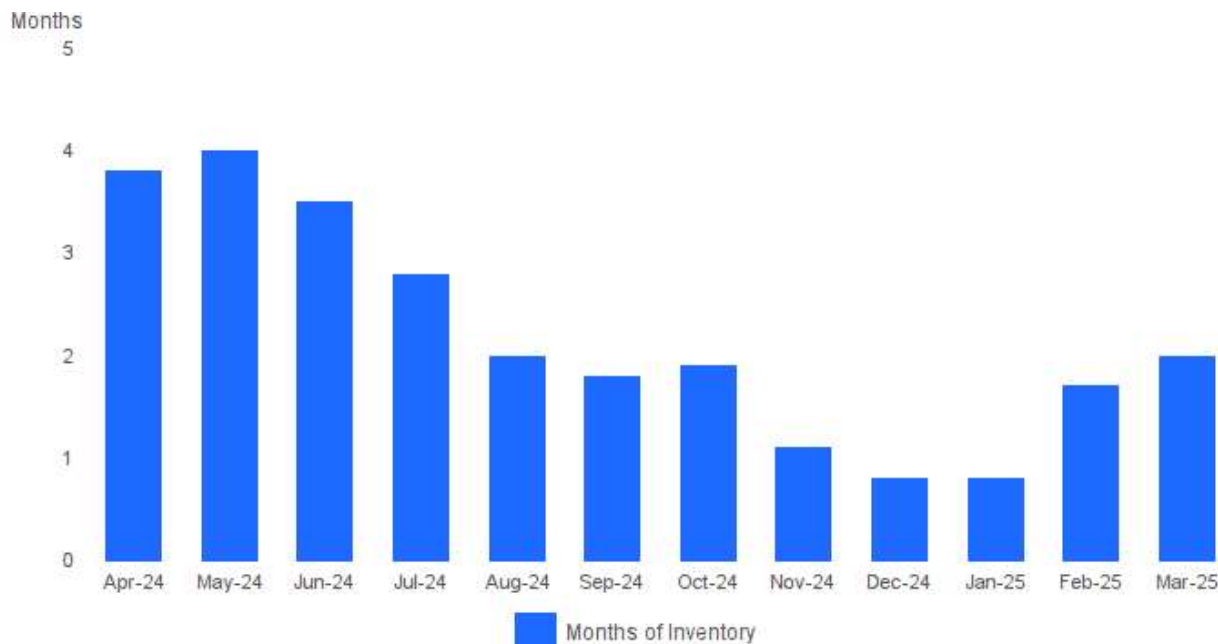
**Unsold Price** | the average active list price



## ABSORPTION RATE

March 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

March 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.

