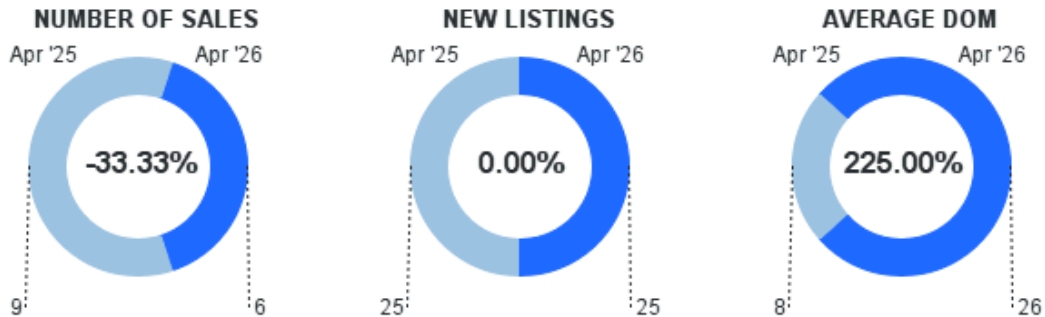


WESTON | April 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



36.36%

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

41.01%

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

34.04%

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

38.53%

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

Apr '25 Apr '26

AREA REPORT

WESTON

FULL MARKET SUMMARY

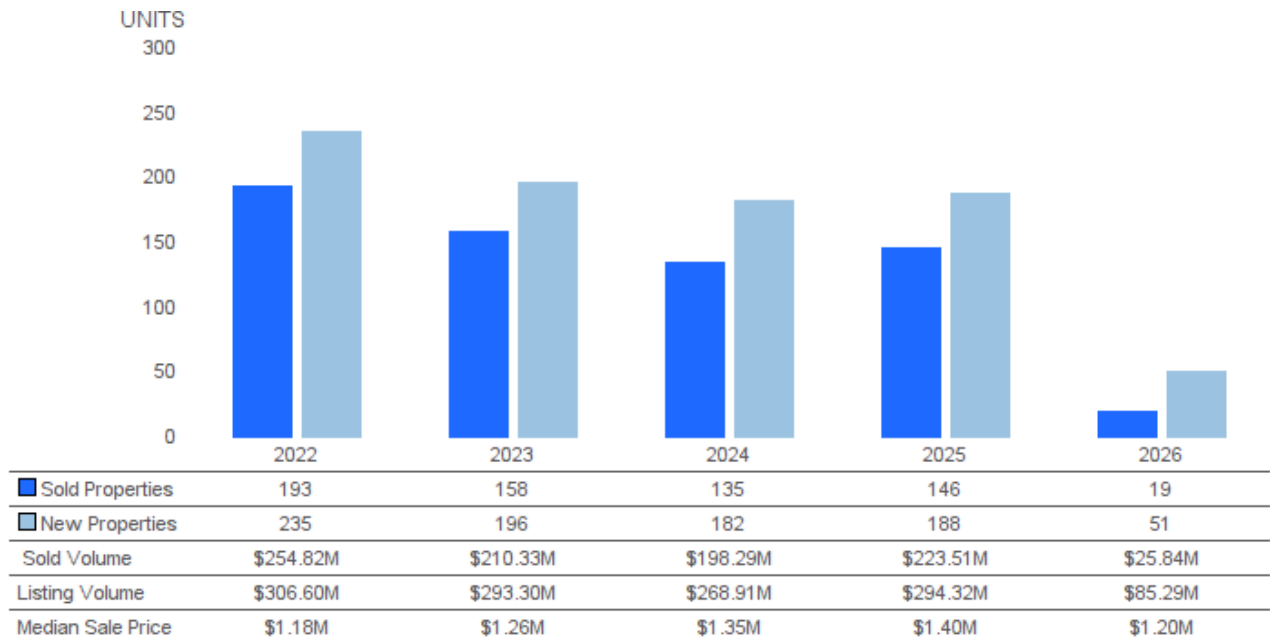
April 2026 | Single Family Homes ?

	Month to Date			Year to Date		
	April 2026	April 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	25	25	0%	51	68	-25% ↓
Sold Listings	6	9	-33.33% ↓	19	35	-45.71% ↓
Median List Price (Solds)	\$1,297,500	\$968,000	34.04% ↑	\$1,160,000	\$1,225,000	-5.31% ↓
Median Sold Price	\$1,350,000	\$990,000	36.36% ↑	\$1,200,000	\$1,295,000	-7.34% ↓
Median Days on Market	12	6	100% ↑	43	15	186.67% ↑
Average List Price (Solds)	\$1,614,666	\$1,165,544	38.53% ↑	\$1,308,526	\$1,414,937	-7.52% ↓
Average Sold Price	\$1,759,666	\$1,247,929	41.01% ↑	\$1,359,889	\$1,459,796	-6.84% ↓
Average Days on Market	26	8	225% ↑	57	42	35.71% ↑
List/Sold Price Ratio	107.2%	107.3%	-0.15% ↓	102.6%	104.9%	-2.15% ↓

SOLD AND NEW PROPERTIES (UNITS)

April 2026 | Single Family Homes ?

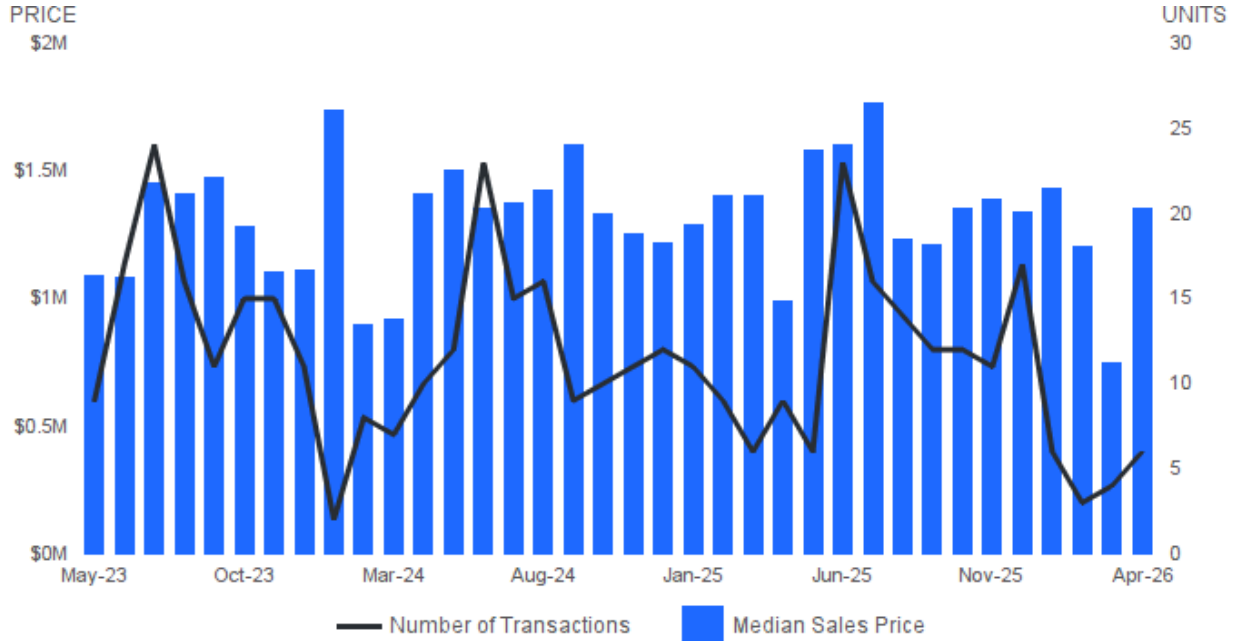
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

April 2026 | Single Family Homes ?

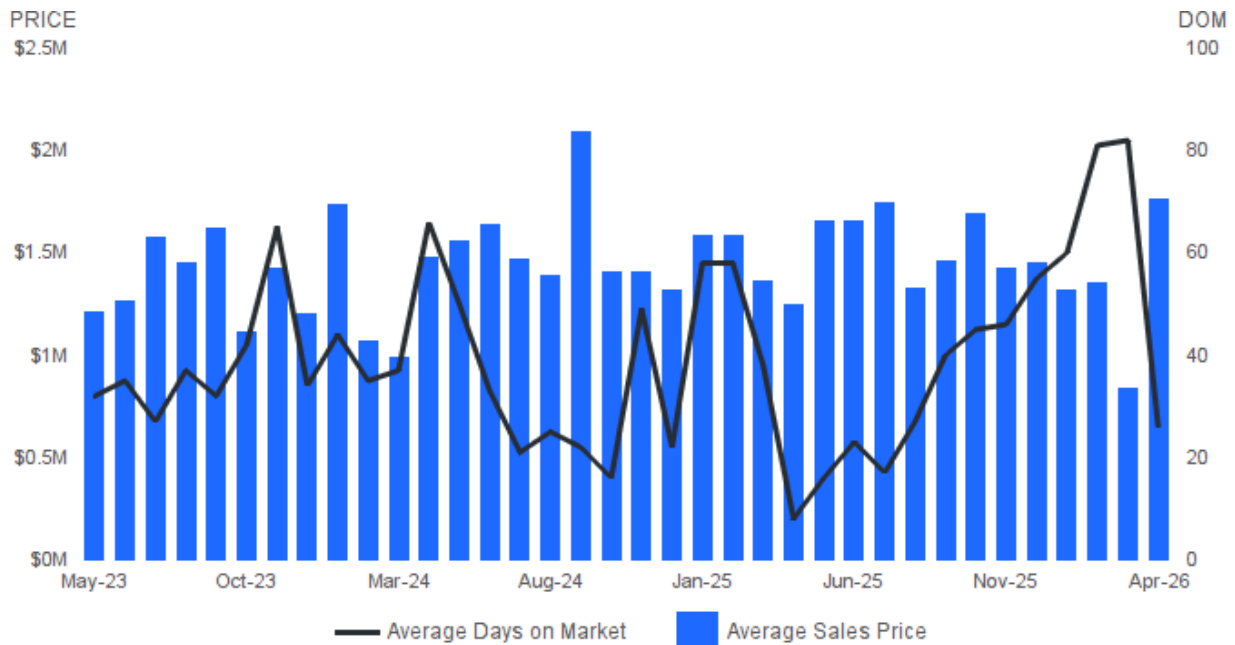
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2026 | Single Family Homes ?

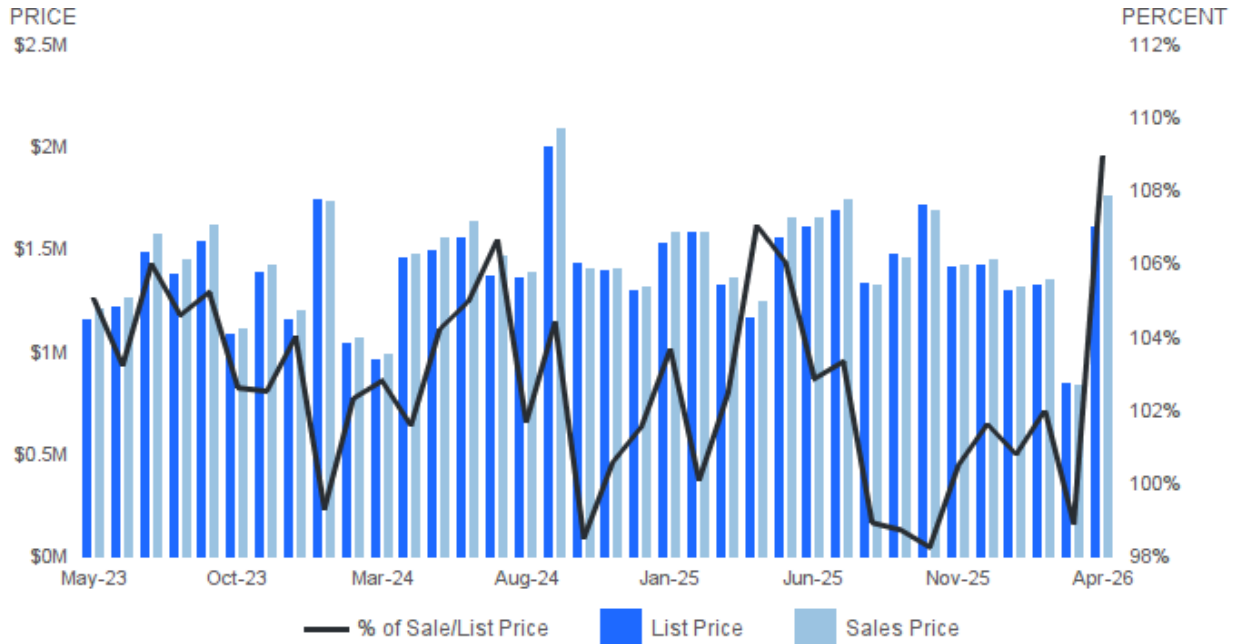
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 2026 | 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

April 2026 | Single Family Homes ?

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

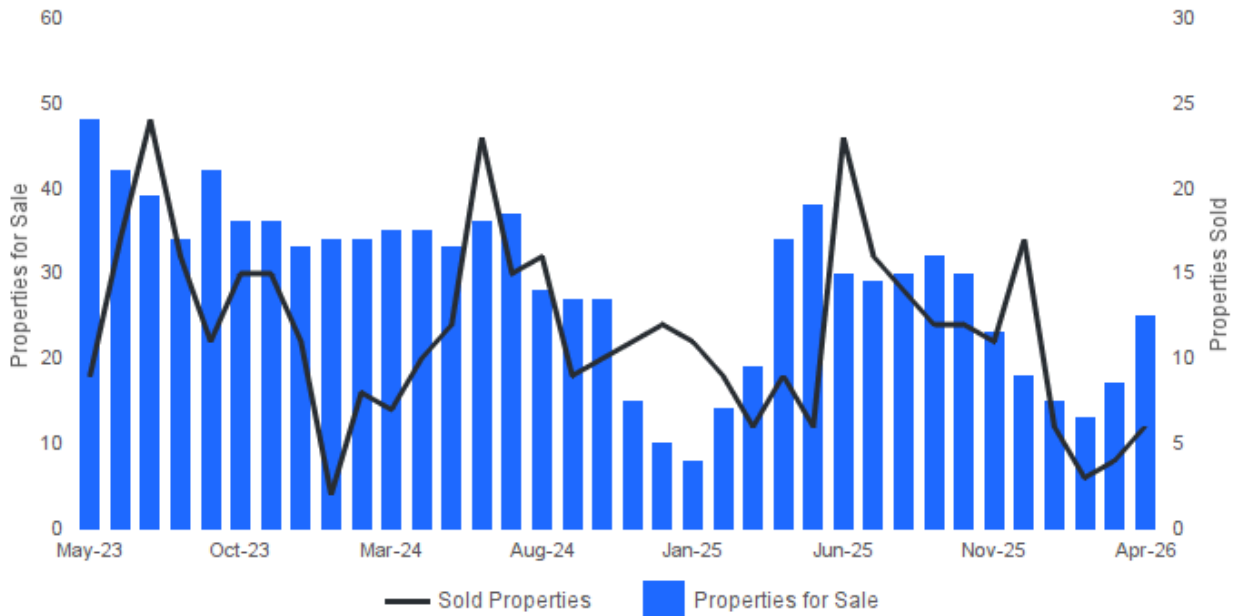
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2026 | Single Family Homes ?

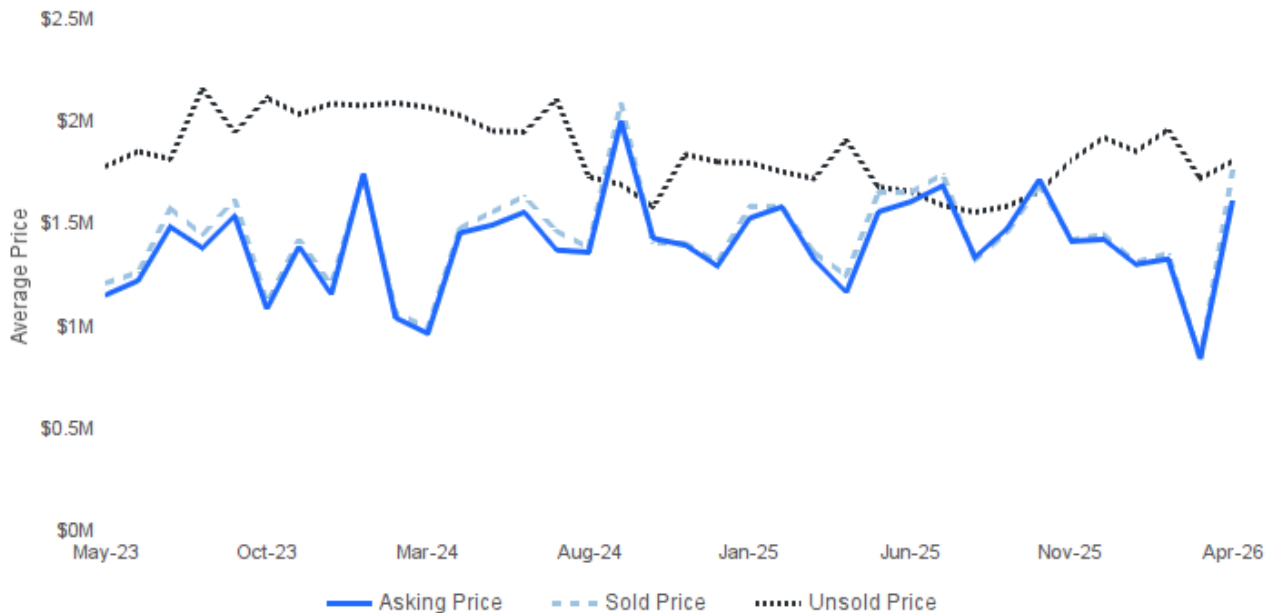
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2026 | Single Family Homes ?

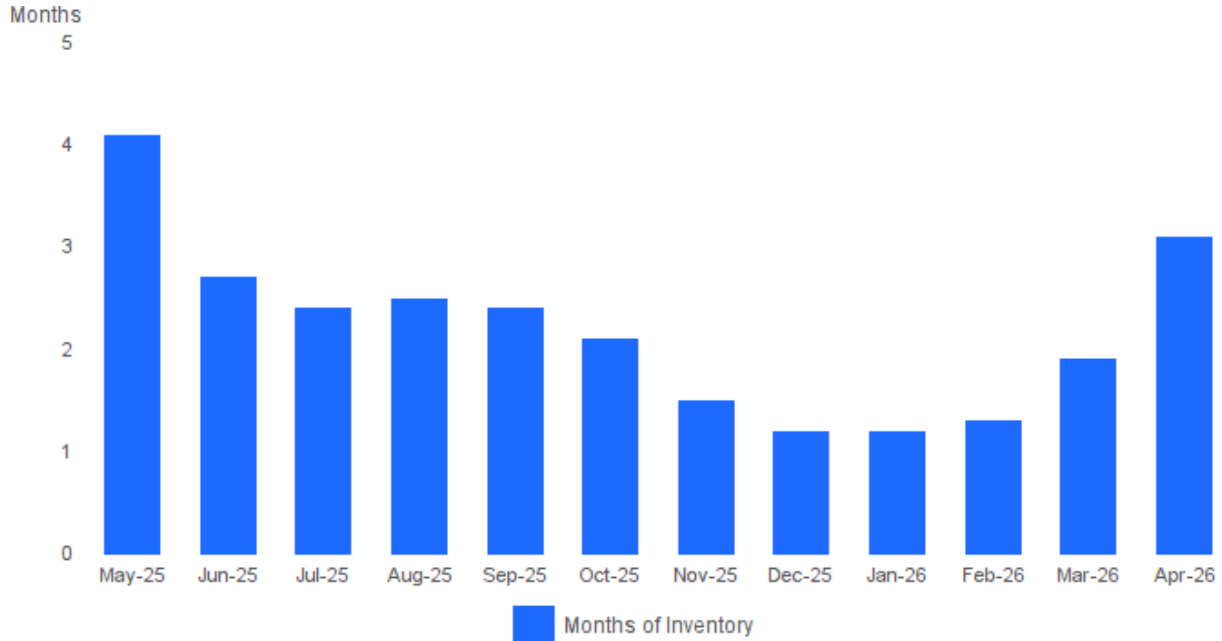
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

April 2026 | 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

April 2026 | 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.

