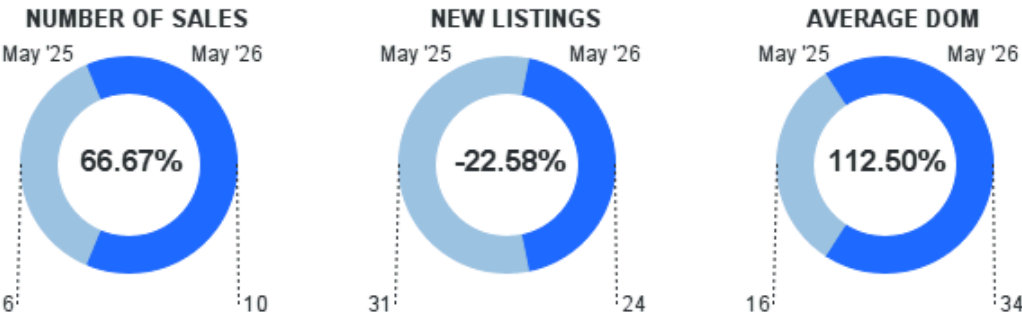


# WESTON | May 2026

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

### Single Family Homes



**-4.43%** ↓

**MEDIAN SALES PRICE**  
SINGLE FAMILY HOMES

**-9.58%** ↓

**AVERAGE SALES PRICE**  
SINGLE FAMILY HOMES

**-5.39%** ↓

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

**-9.26%** ↓

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

■ May '25    ■ May '26

# AREA REPORT

## WESTON

### FULL MARKET SUMMARY

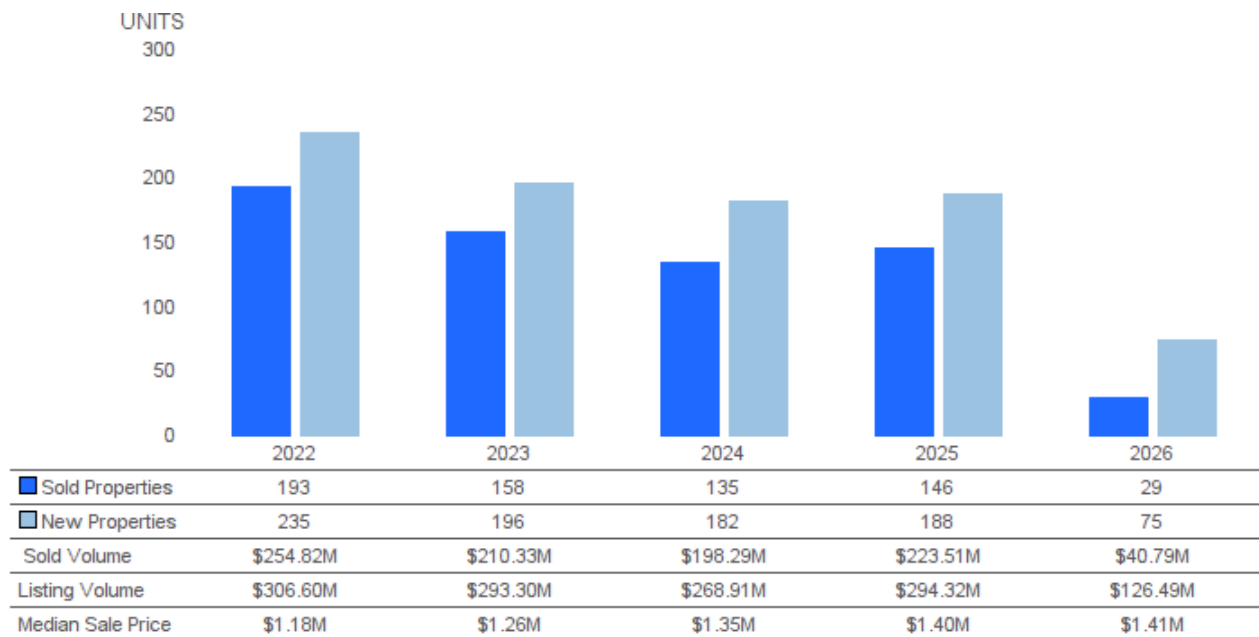
May 2026 | Single Family Homes ?

	Month to Date			Year to Date		
	May 2026	May 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	24	31	-22.58% <span>↓</span>	75	99	-24.24% <span>↓</span>
Sold Listings	10	6	66.67% <span>↑</span>	29	41	-29.27% <span>↓</span>
Median List Price (Solds)	\$1,412,000	\$1,492,500	-5.39% <span>↓</span>	\$1,299,000	\$1,299,000	0%
Median Sold Price	\$1,510,000	\$1,580,000	-4.43% <span>↓</span>	\$1,405,000	\$1,305,000	7.66% <span>↑</span>
Median Days on Market	13	10	30% <span>↑</span>	25	14	78.57% <span>↑</span>
Average List Price (Solds)	\$1,415,300	\$1,559,666	-9.26% <span>↓</span>	\$1,345,344	\$1,436,117	-6.32% <span>↓</span>
Average Sold Price	\$1,495,591	\$1,654,000	-9.58% <span>↓</span>	\$1,406,683	\$1,488,216	-5.48% <span>↓</span>
Average Days on Market	34	16	112.5% <span>↑</span>	49	38	28.95% <span>↑</span>
List/Sold Price Ratio	106%	105.7%	0.31% <span>↑</span>	103.8%	105%	-1.15% <span>↓</span>

### SOLD AND NEW PROPERTIES (UNITS)

May 2026 | Single Family Homes ?

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

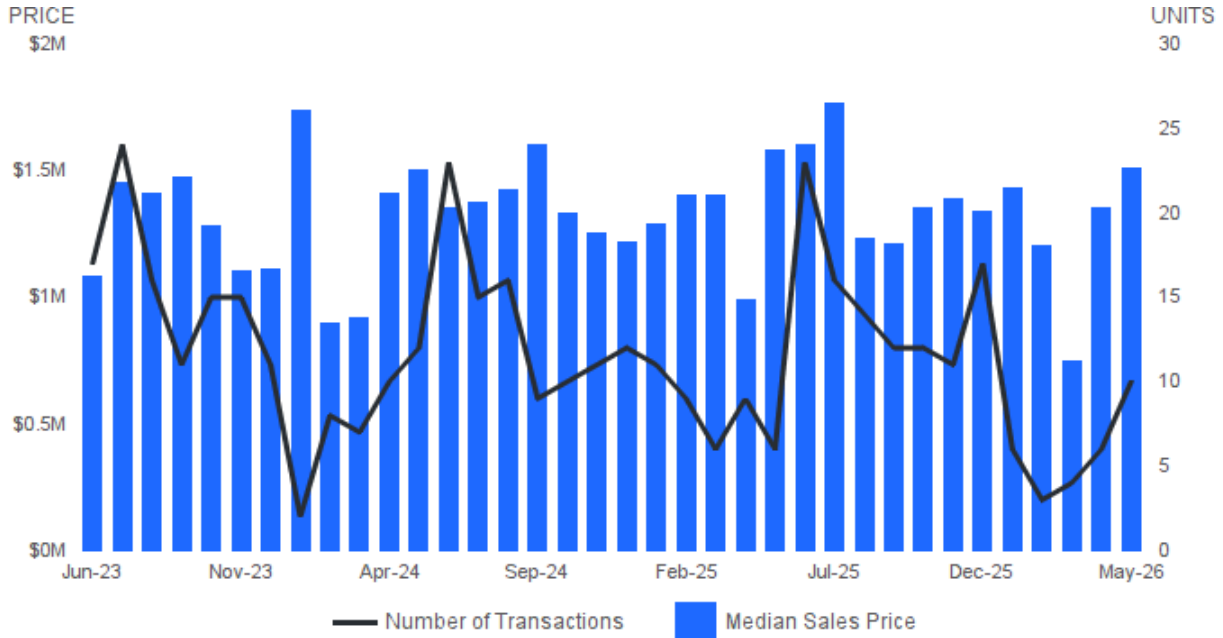


Sold Volume	\$254.82M	\$210.33M	\$198.29M	\$223.51M	\$40.79M
Listing Volume	\$306.60M	\$293.30M	\$268.91M	\$294.32M	\$126.49M
Median Sale Price	\$1.18M	\$1.26M	\$1.35M	\$1.40M	\$1.41M

## MEDIAN SALES PRICE AND NUMBER OF SALES

May 2026 | Single Family Homes ?

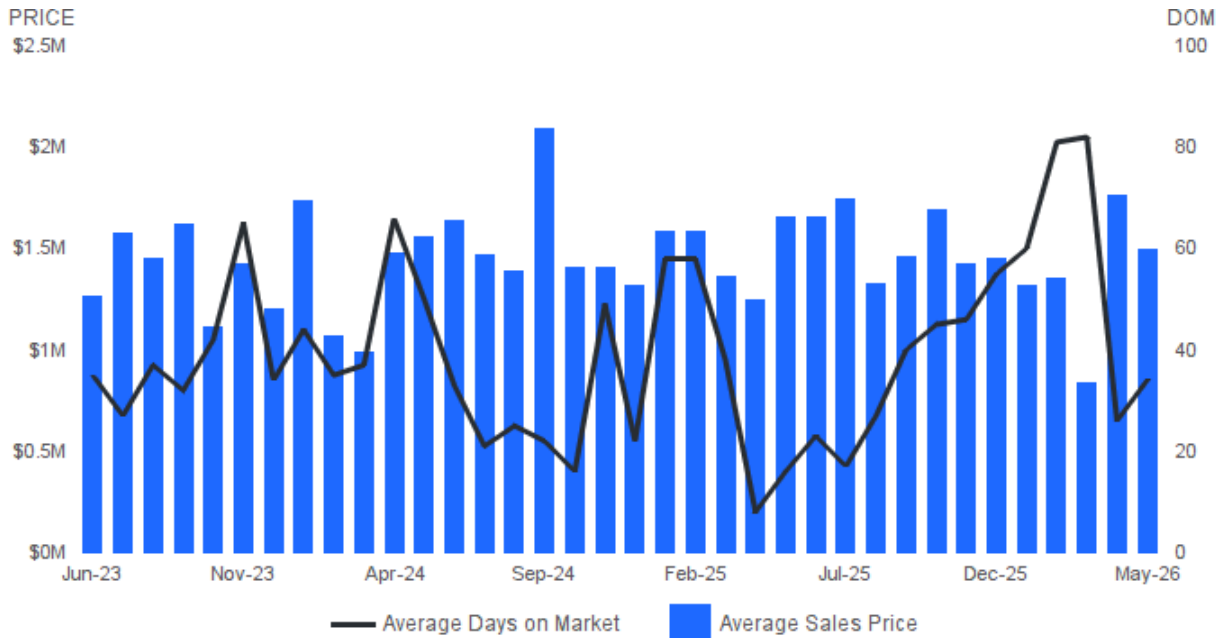
**Median Sales Price** | Price of the "middle" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

May 2026 | Single Family Homes ?

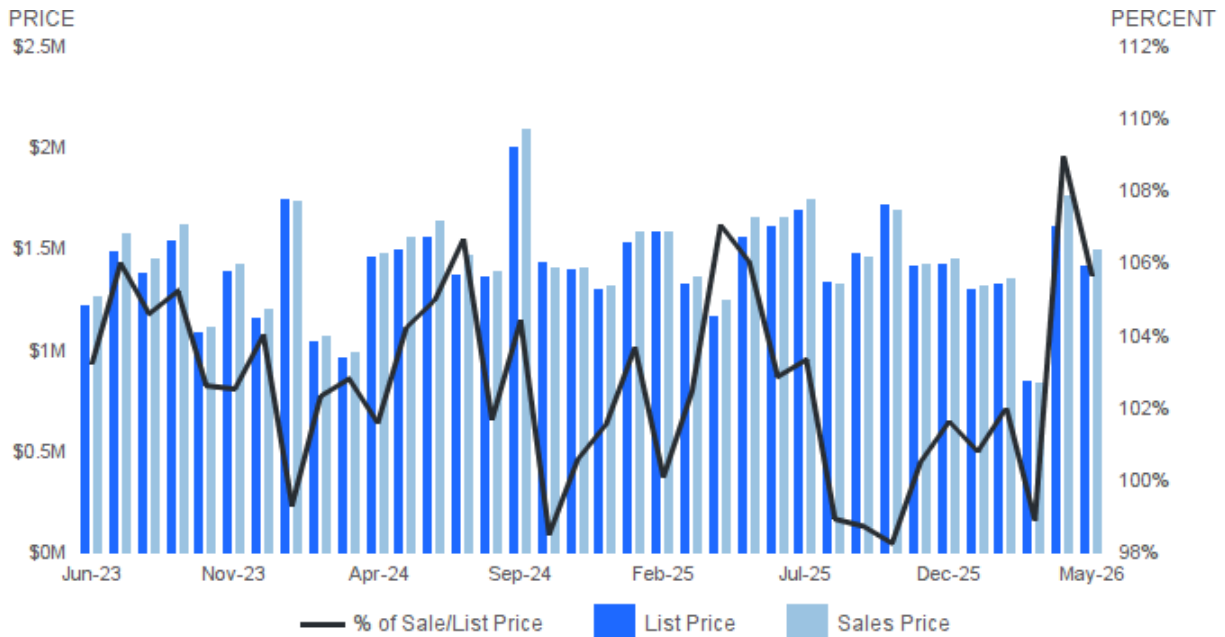
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 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

May 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.

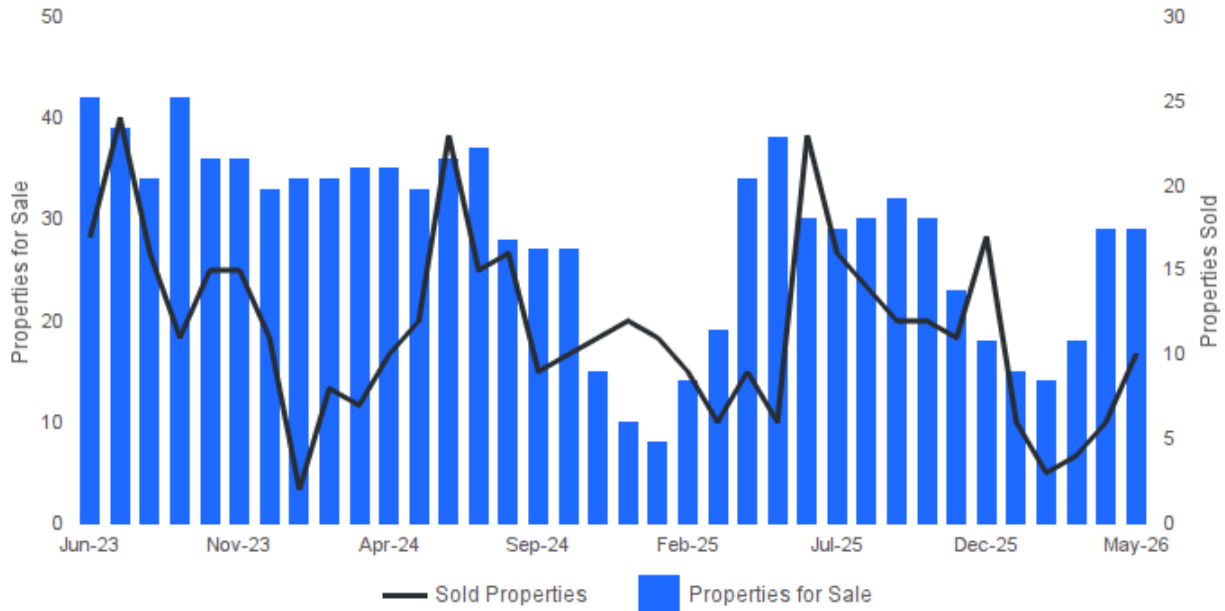


## PROPERTIES FOR SALE AND SOLD PROPERTIES

May 2026 | Single Family Homes ?

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

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



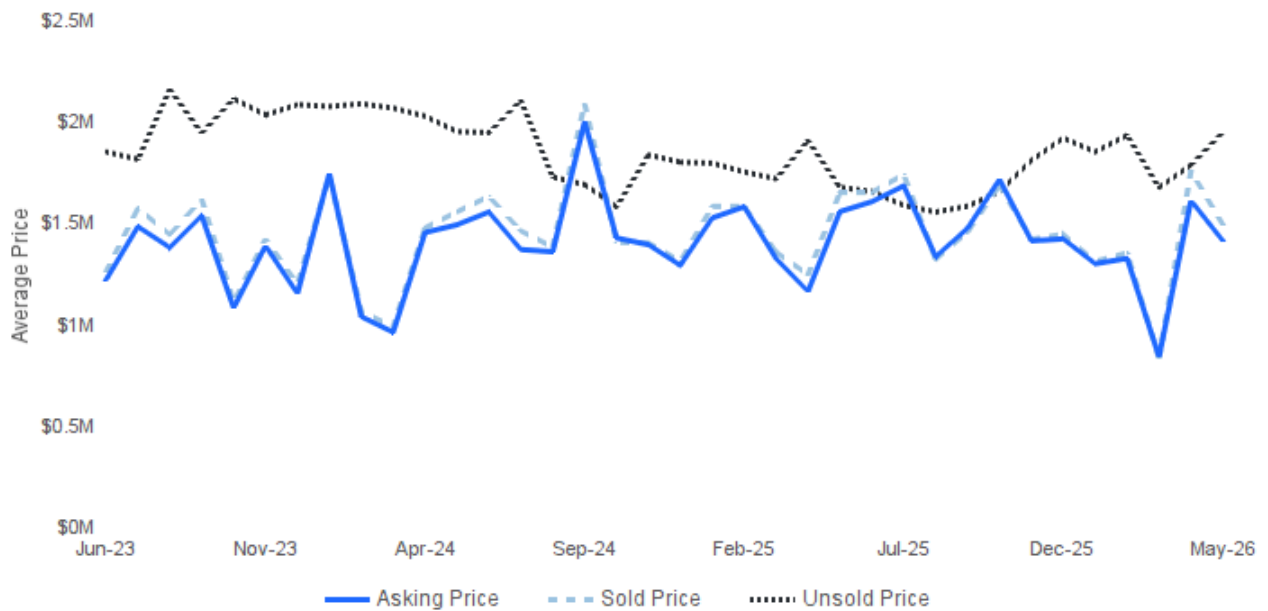
## AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2026 | Single Family Homes ?

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

**Sold Price** | the average selling price

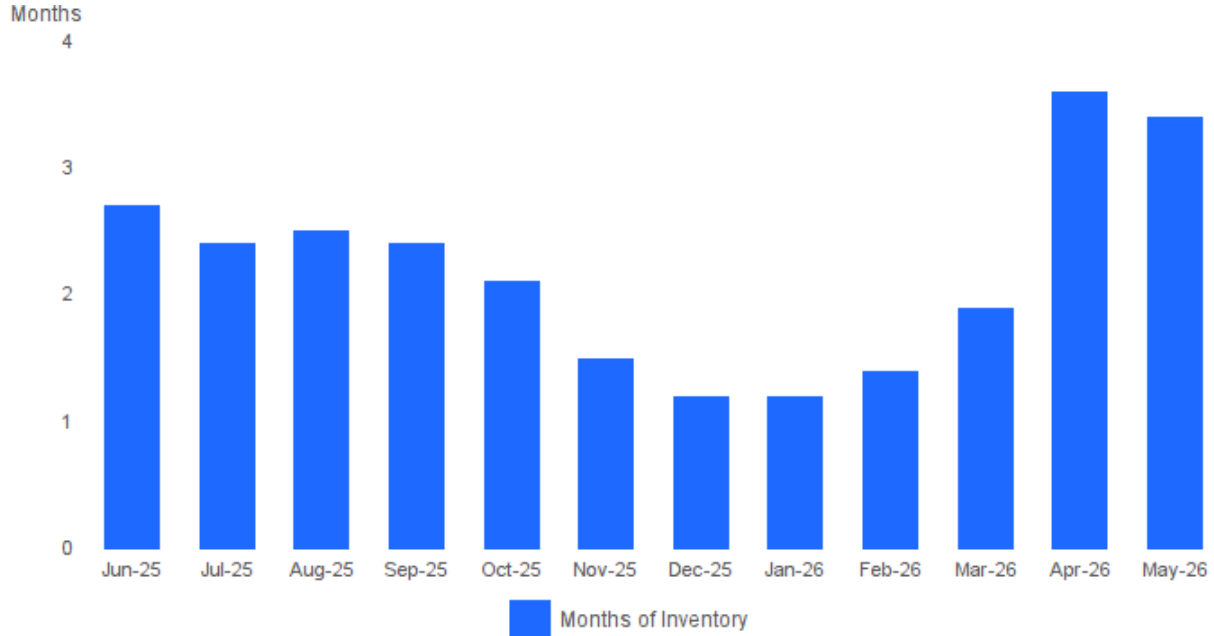
**Unsold Price** | the average active list price



## ABSORPTION RATE

May 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

May 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.

