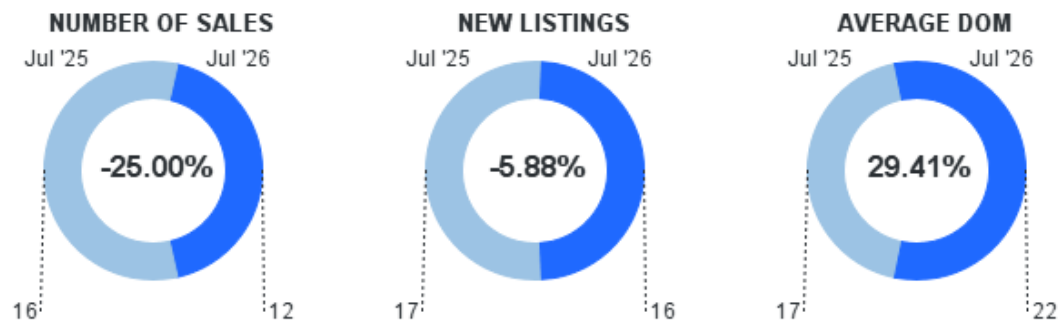


WESTON | July 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



8.92% 

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

4.61% 

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

-4.59% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

0.93% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

 Jul '25

 Jul '26

AREA REPORT

WESTON

FULL MARKET SUMMARY

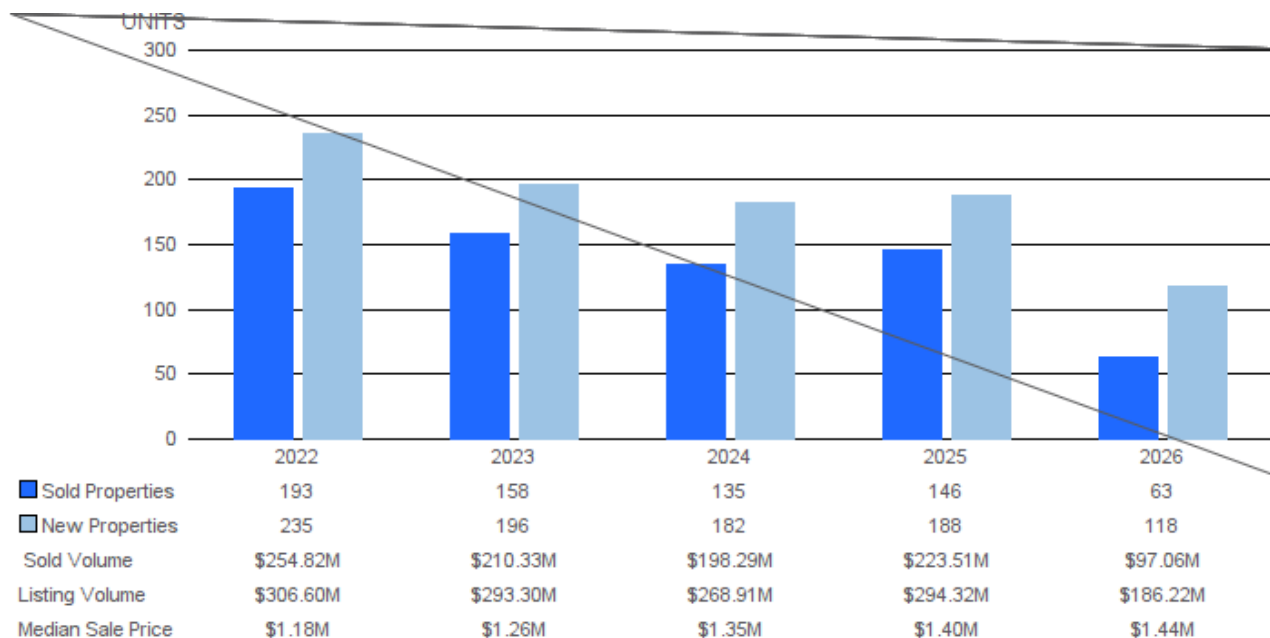
July 2026 | Single Family Homes ?

	Month to Date			Year to Date		
	July 2026	July 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	16	17	-5.88% ↓	118	136	-13.24% ↓
Sold Listings	12	16	-25% ↓	63	80	-21.25% ↓
Median List Price (Solds)	\$1,622,000	\$1,700,000	-4.59% ↓	\$1,395,000	\$1,425,000	-2.11% ↓
Median Sold Price	\$1,924,000	\$1,766,500	8.92% ↑	\$1,440,000	\$1,475,000	-2.37% ↓
Median Days on Market	18	8	125% ↑	20	13	53.85% ↑
Average List Price (Solds)	\$1,702,166	\$1,686,525	0.93% ↑	\$1,453,111	\$1,535,776	-5.38% ↓
Average Sold Price	\$1,823,333	\$1,742,937	4.61% ↑	\$1,540,676	\$1,587,023	-2.92% ↓
Average Days on Market	22	17	29.41% ↑	37	29	27.59% ↑
List/Sold Price Ratio	106.2%	103.9%	2.15% ↑	105.2%	104.5%	0.74% ↑

SOLD AND NEW PROPERTIES (UNITS)

July 2026 | Single Family Homes ?

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

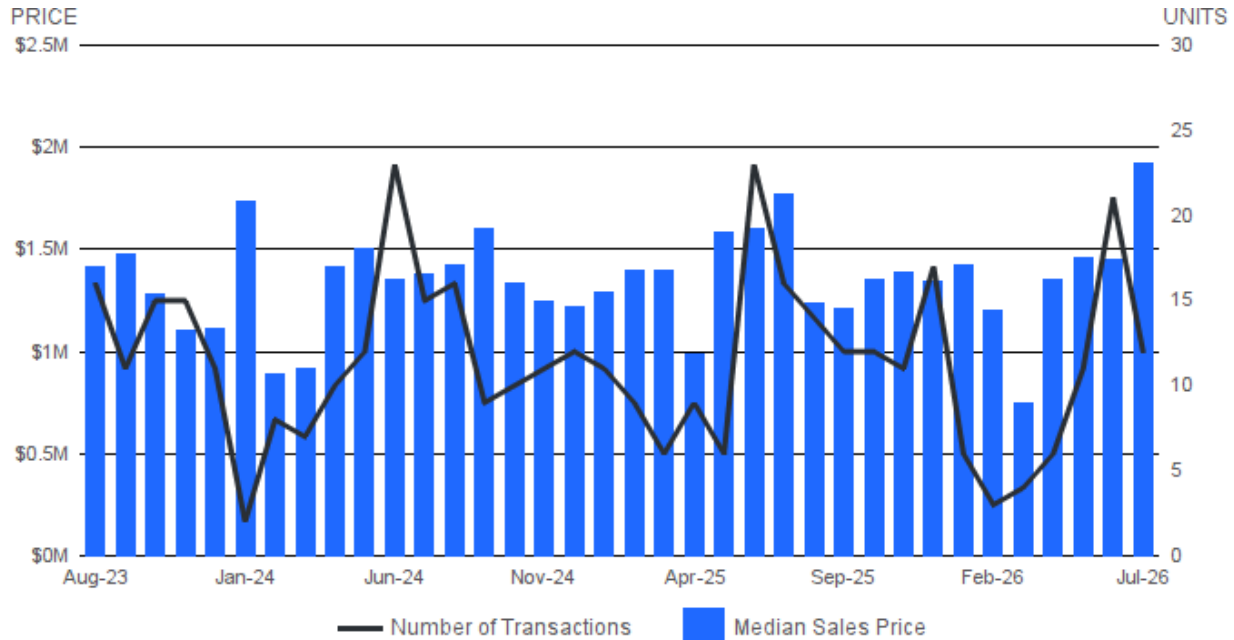


MEDIAN SALES PRICE AND NUMBER OF SALES

July 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.

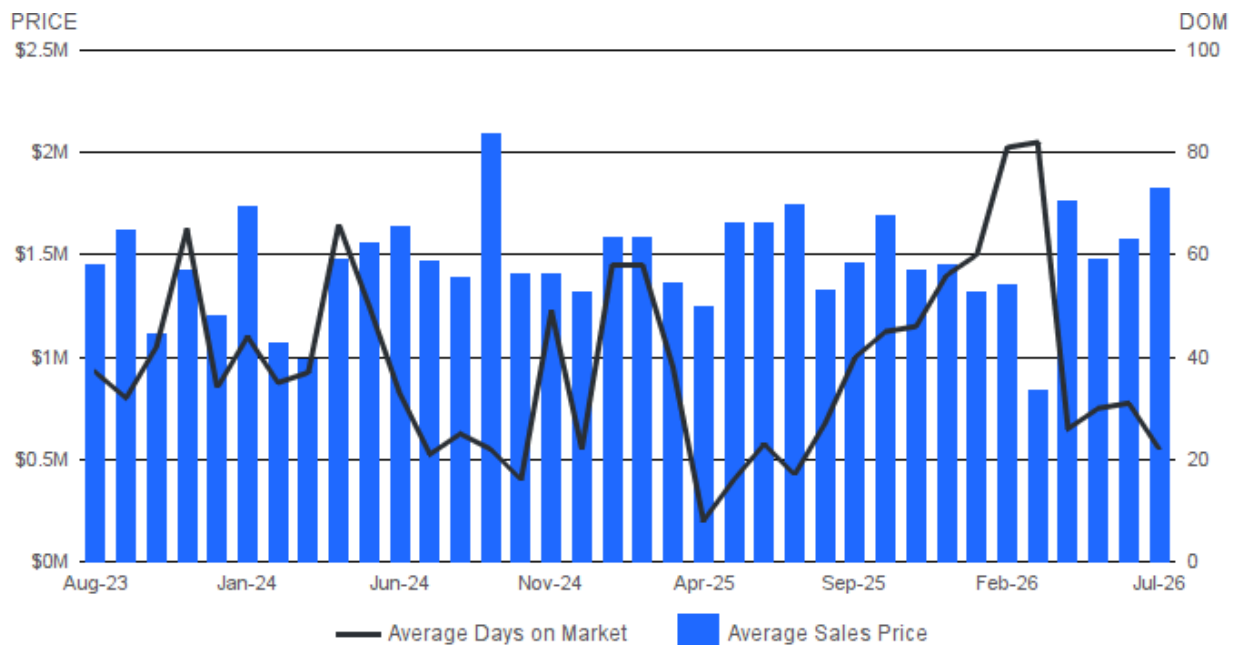


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2026 | Single Family Homes ?

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

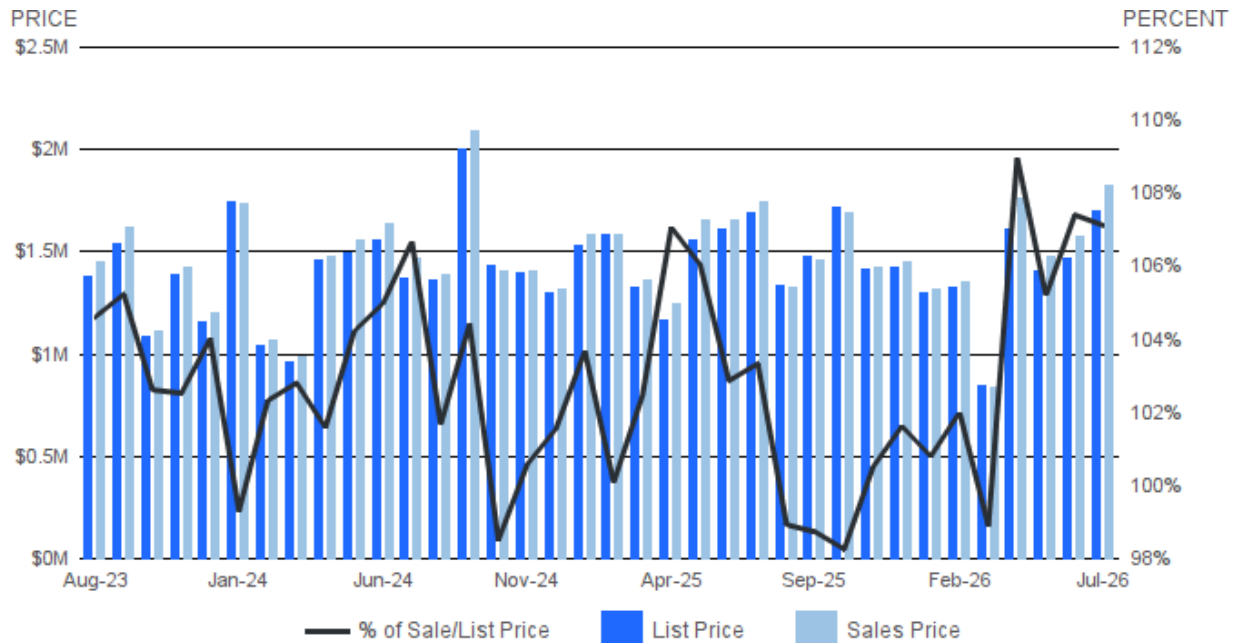
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 2026 | Single Family Homes ?

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

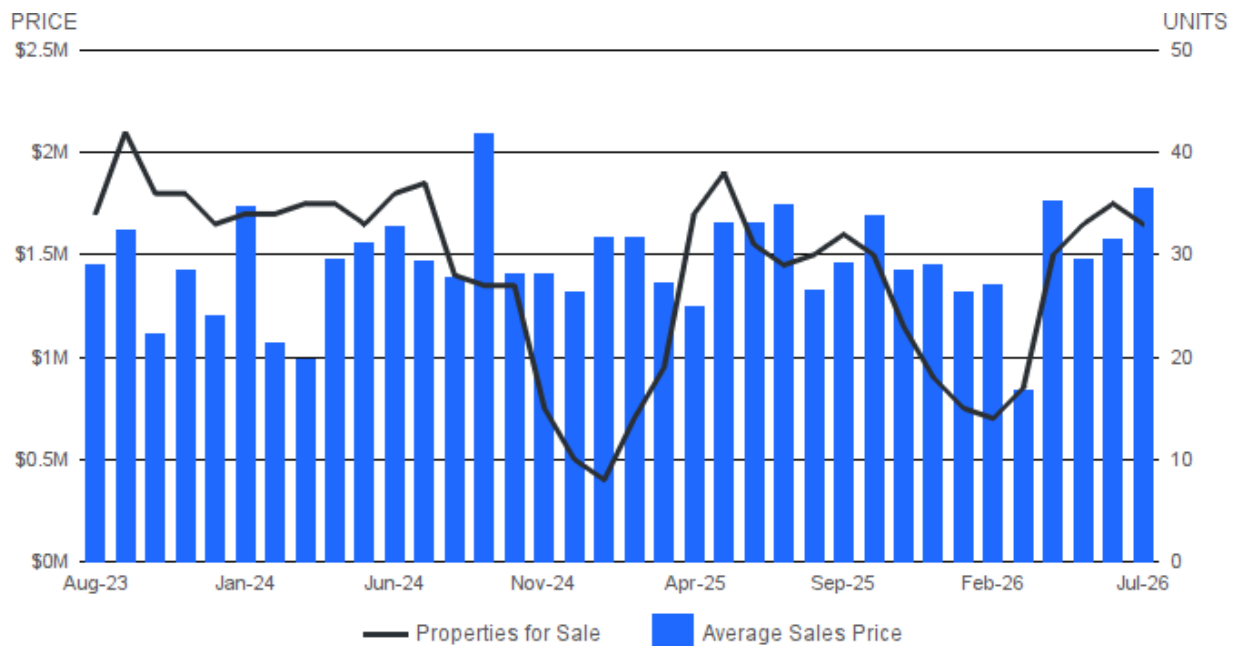


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 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.

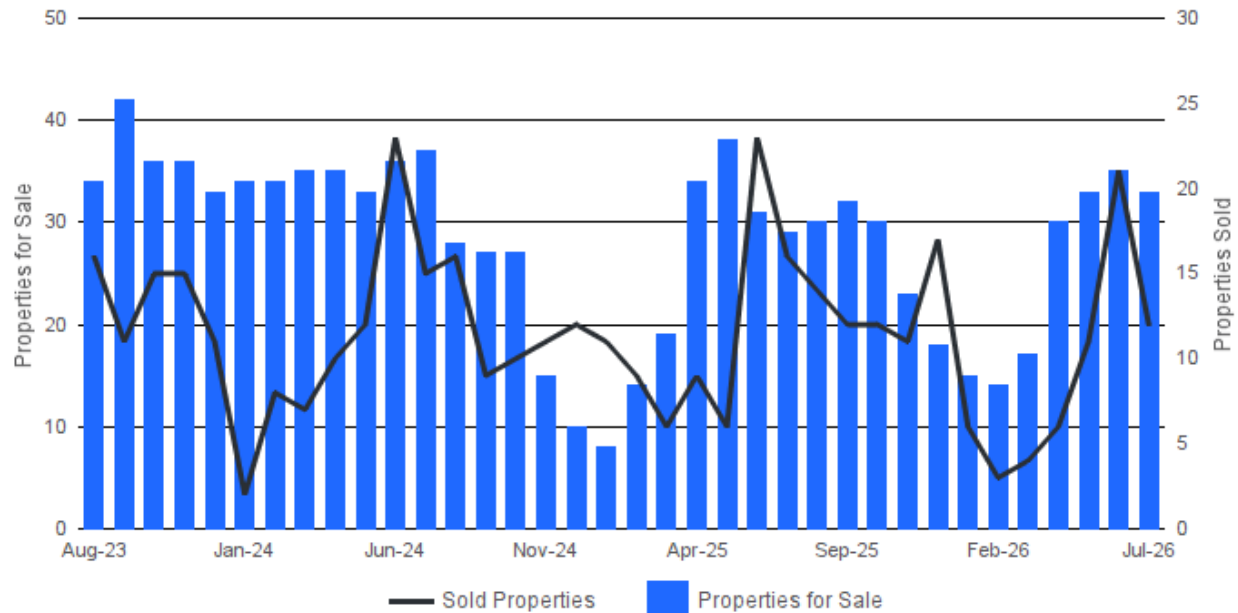


PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2026 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



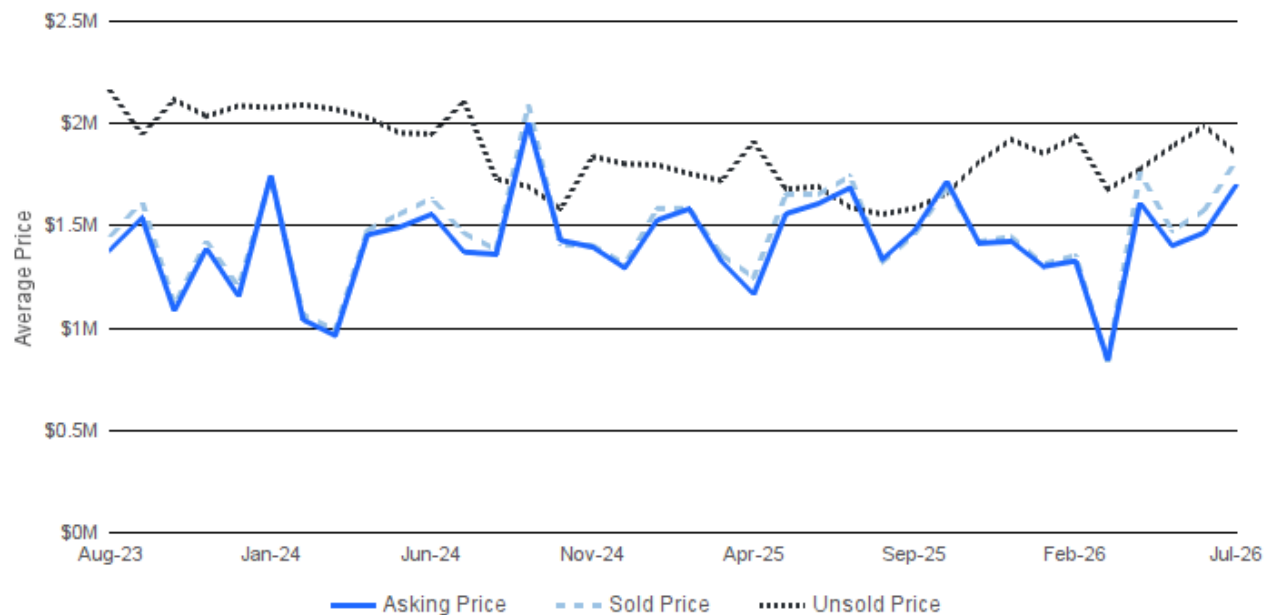
AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2026 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

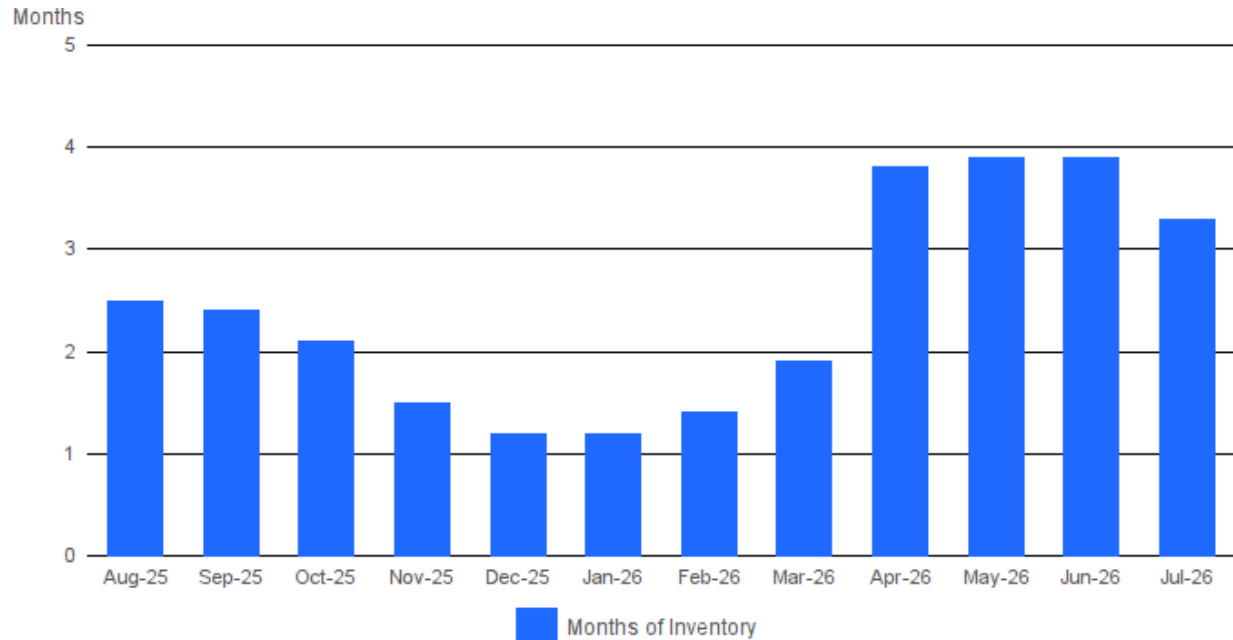
Unsold Price | the average active list price



ABSORPTION RATE

July 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

July 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.

