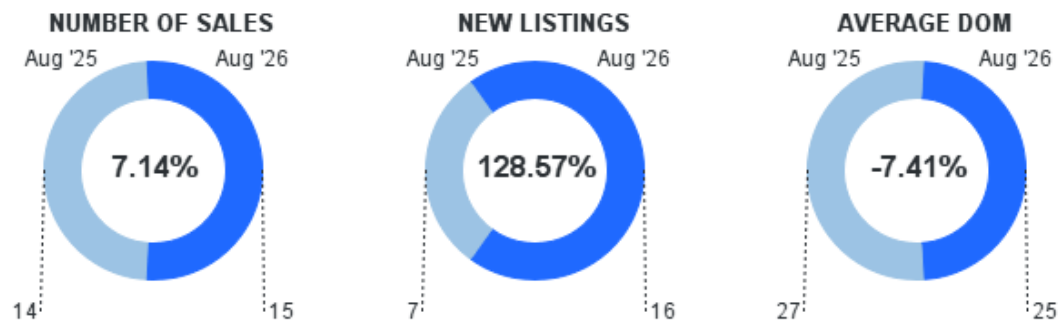


WESTON | August 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



17.65% 

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

15.21% 

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

3.96% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

9.72% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

 Aug '25  Aug '26

AREA REPORT

WESTON

FULL MARKET SUMMARY

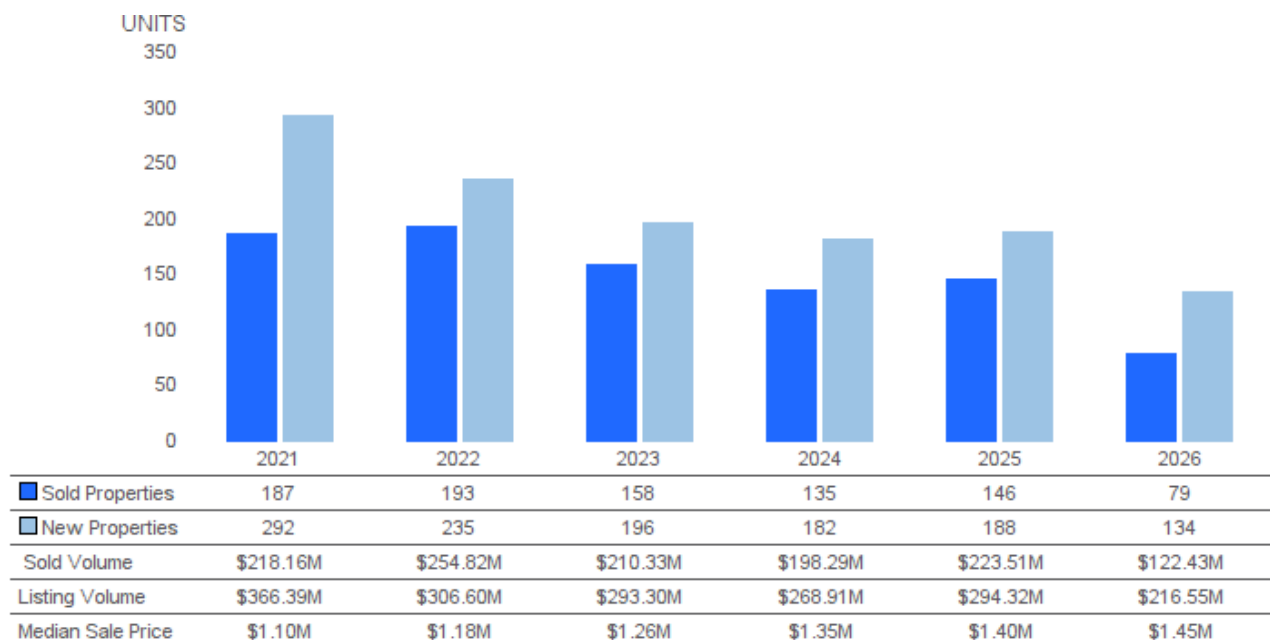
August 2026 | Single Family Homes ?

	Month to Date			Year to Date		
	August 2026	August 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	16	7	128.57% ↑	134	143	-6.29% ↓
Sold Listings	15	14	7.14% ↑	79	94	-15.96% ↓
Median List Price (Solds)	\$1,299,000	\$1,249,500	3.96% ↑	\$1,300,000	\$1,399,500	-7.11% ↓
Median Sold Price	\$1,450,000	\$1,232,500	17.65% ↑	\$1,450,000	\$1,415,000	2.47% ↑
Median Days on Market	20	24	-16.67% ↓	20	14	42.86% ↑
Average List Price (Solds)	\$1,467,400	\$1,337,457	9.72% ↑	\$1,475,392	\$1,506,239	-2.05% ↓
Average Sold Price	\$1,524,466	\$1,323,193	15.21% ↑	\$1,549,741	\$1,547,729	0.13% ↑
Average Days on Market	25	27	-7.41% ↓	35	29	20.69% ↑
List/Sold Price Ratio	105.9%	100.3%	5.56% ↑	105.1%	103.8%	1.18% ↑

SOLD AND NEW PROPERTIES (UNITS)

August 2026 | Single Family Homes ?

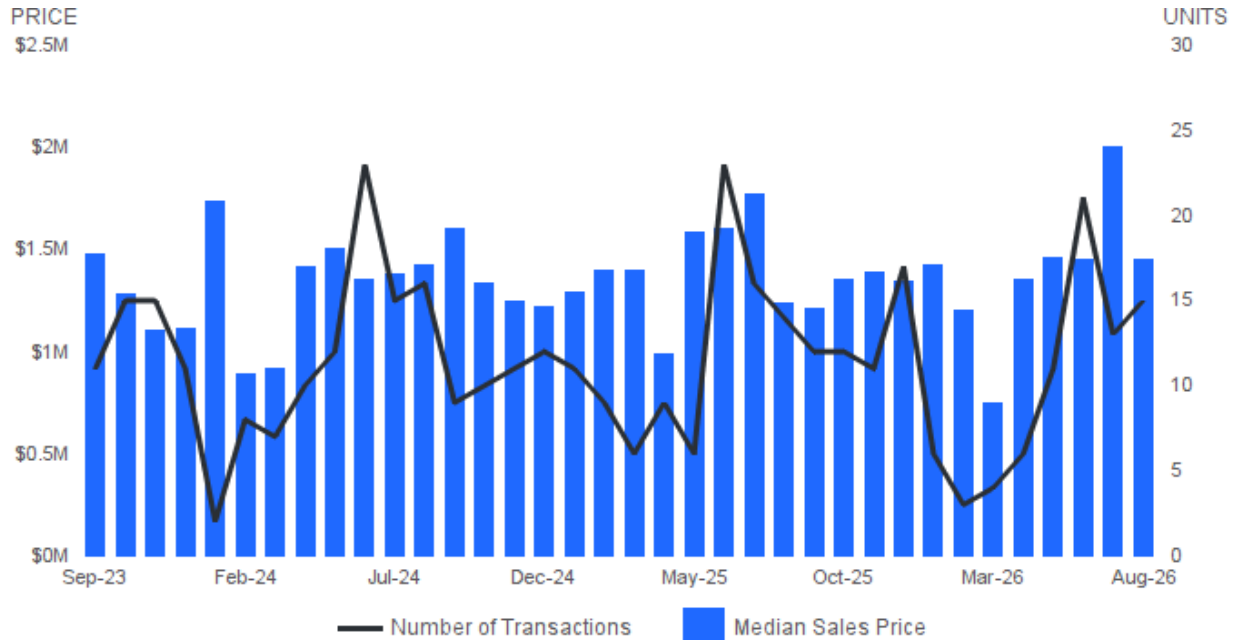
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

August 2026 | Single Family Homes ?

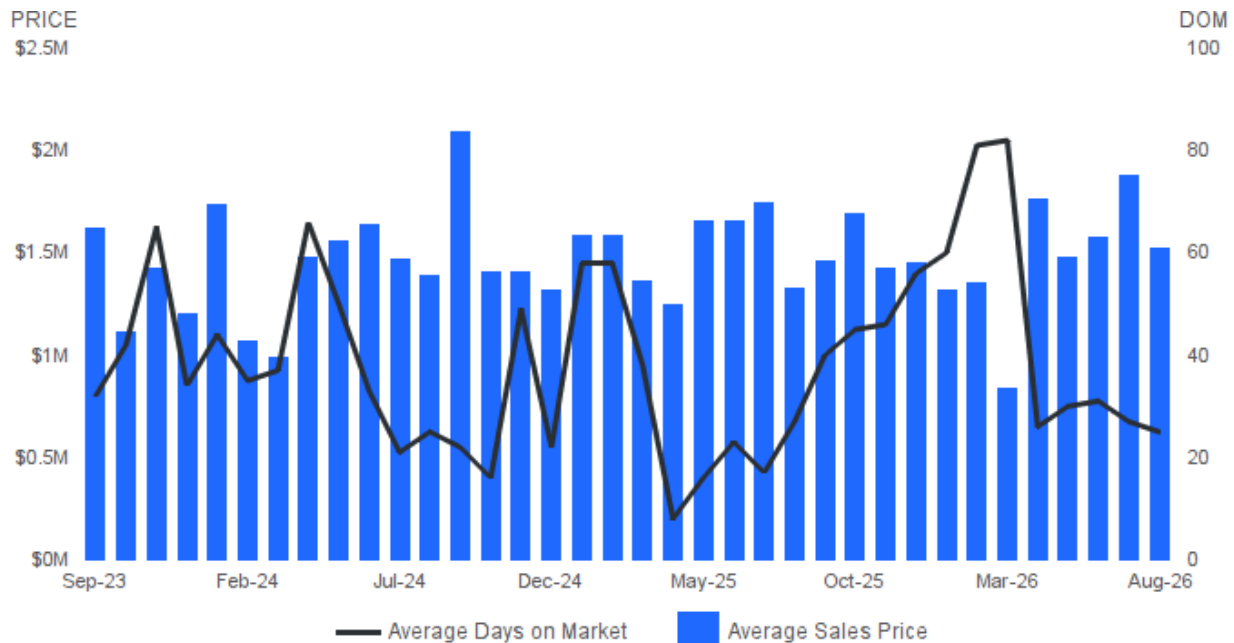
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2026 | Single Family Homes ?

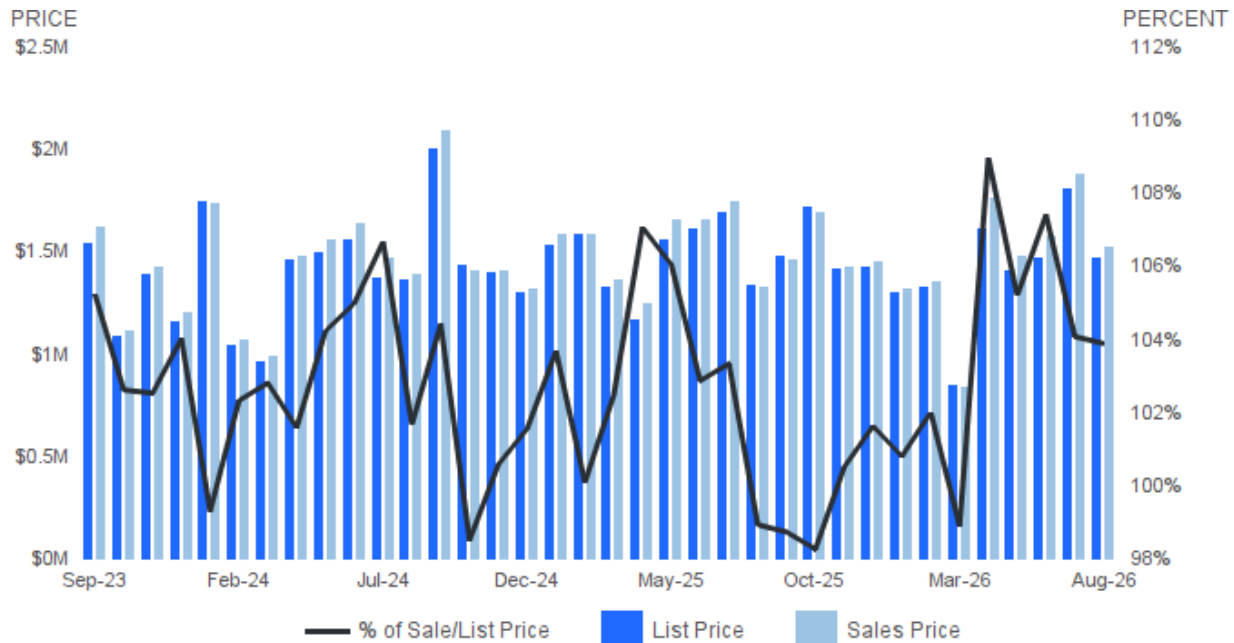
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2026 | Single Family Homes ?

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

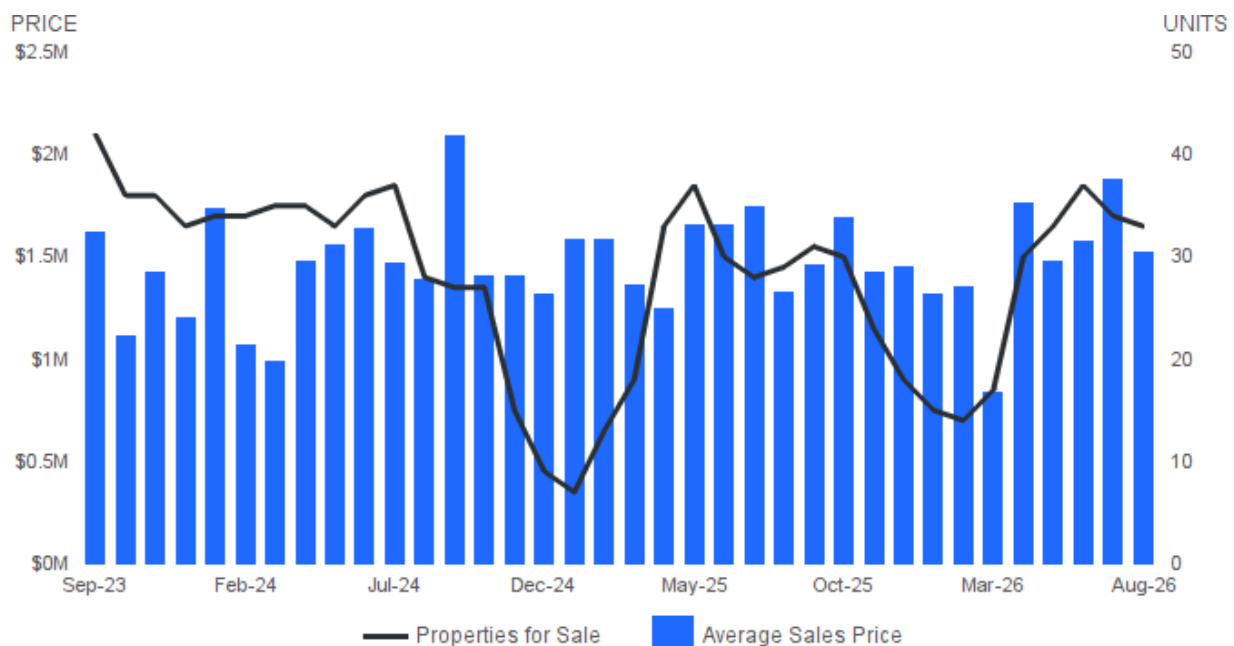


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 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

August 2026 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



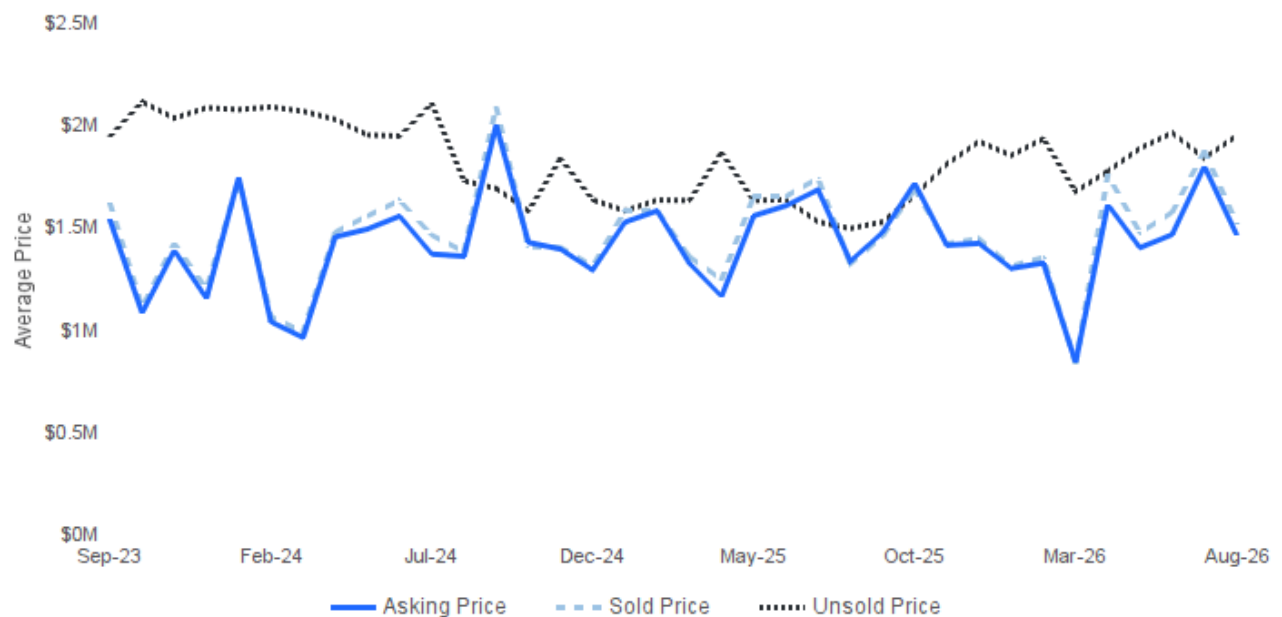
AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2026 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

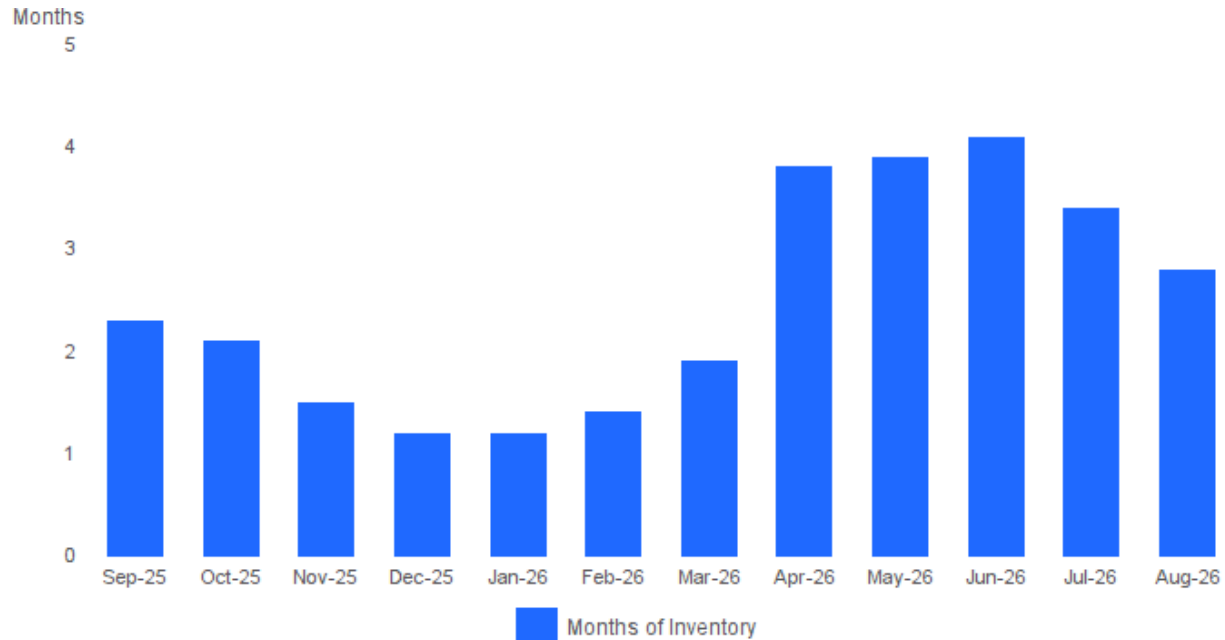
Unsold Price | the average active list price



ABSORPTION RATE

August 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

August 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.

