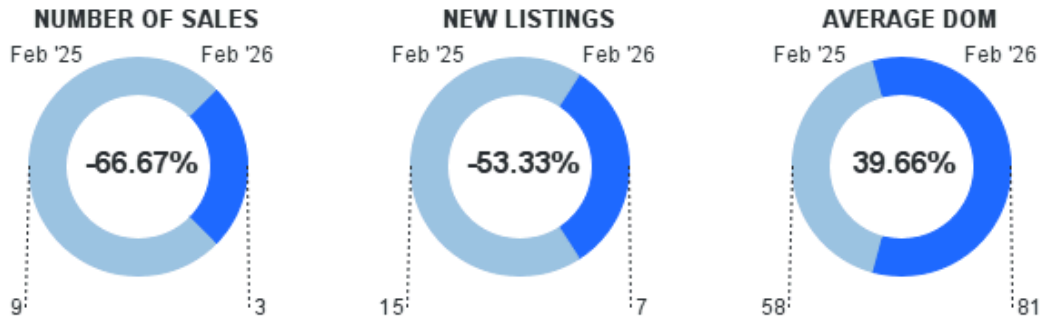


## WESTON | February 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



**-14.29%** ↓

**MEDIAN SALES PRICE**  
SINGLE FAMILY HOMES

**-14.53%** ↓

**AVERAGE SALES PRICE**  
SINGLE FAMILY HOMES

**-22.41%** ↓

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

**-16.13%** ↓

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

■ Feb '25

■ Feb '26

# AREA REPORT

## WESTON

### FULL MARKET SUMMARY

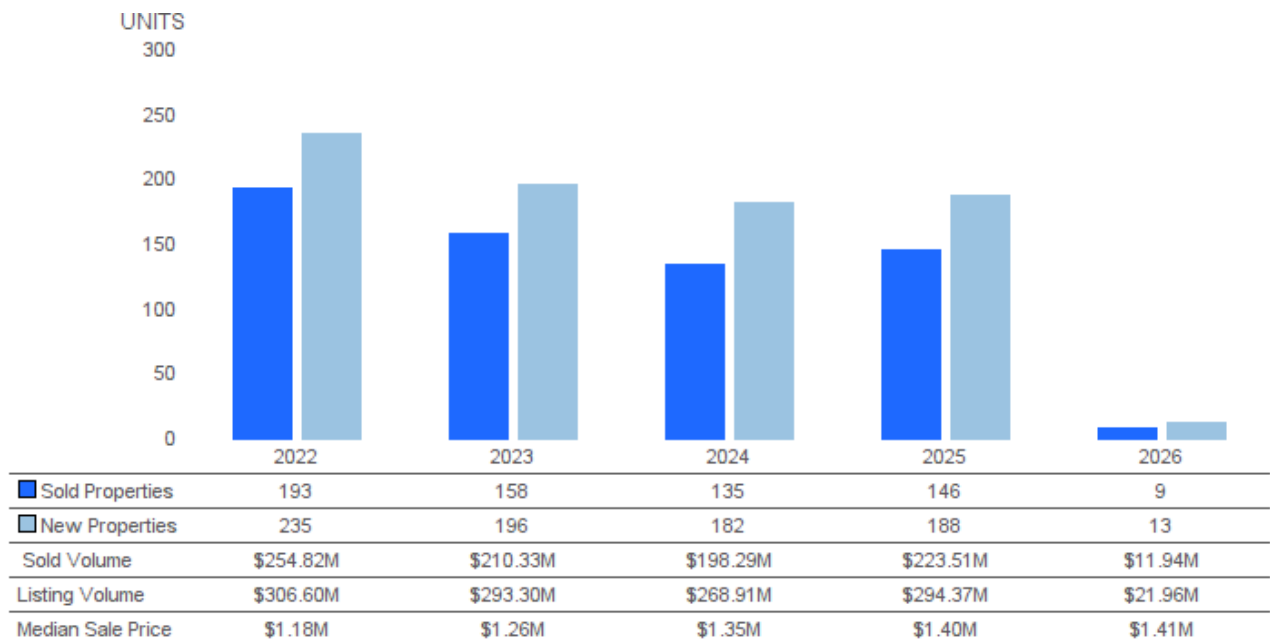
February 2026 | Single Family Homes ?

	Month to Date			Year to Date		
	February 2026	February 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	7	15	-53.33% <span>⬇️</span>	13	22	-40.91% <span>⬇️</span>
Sold Listings	3	9	-66.67% <span>⬇️</span>	9	20	-55% <span>⬇️</span>
Median List Price (Solds)	\$1,160,000	\$1,495,000	-22.41% <span>⬇️</span>	\$1,299,000	\$1,297,000	0.15% <span>⬆️</span>
Median Sold Price	\$1,200,000	\$1,400,000	-14.29% <span>⬇️</span>	\$1,405,000	\$1,337,500	5.05% <span>⬆️</span>
Median Days on Market	83	63	31.75% <span>⬆️</span>	67	44	52.27% <span>⬆️</span>
Average List Price (Solds)	\$1,328,333	\$1,583,888	-16.13% <span>⬇️</span>	\$1,311,333	\$1,553,545	-15.59% <span>⬇️</span>
Average Sold Price	\$1,355,000	\$1,585,333	-14.53% <span>⬇️</span>	\$1,327,211	\$1,585,126	-16.27% <span>⬇️</span>
Average Days on Market	81	58	39.66% <span>⬆️</span>	67	58	15.52% <span>⬆️</span>
List/Sold Price Ratio	103%	100.8%	2.2% <span>⬆️</span>	101.4%	103.9%	-2.32% <span>⬇️</span>

### SOLD AND NEW PROPERTIES (UNITS)

February 2026 | Single Family Homes ?

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

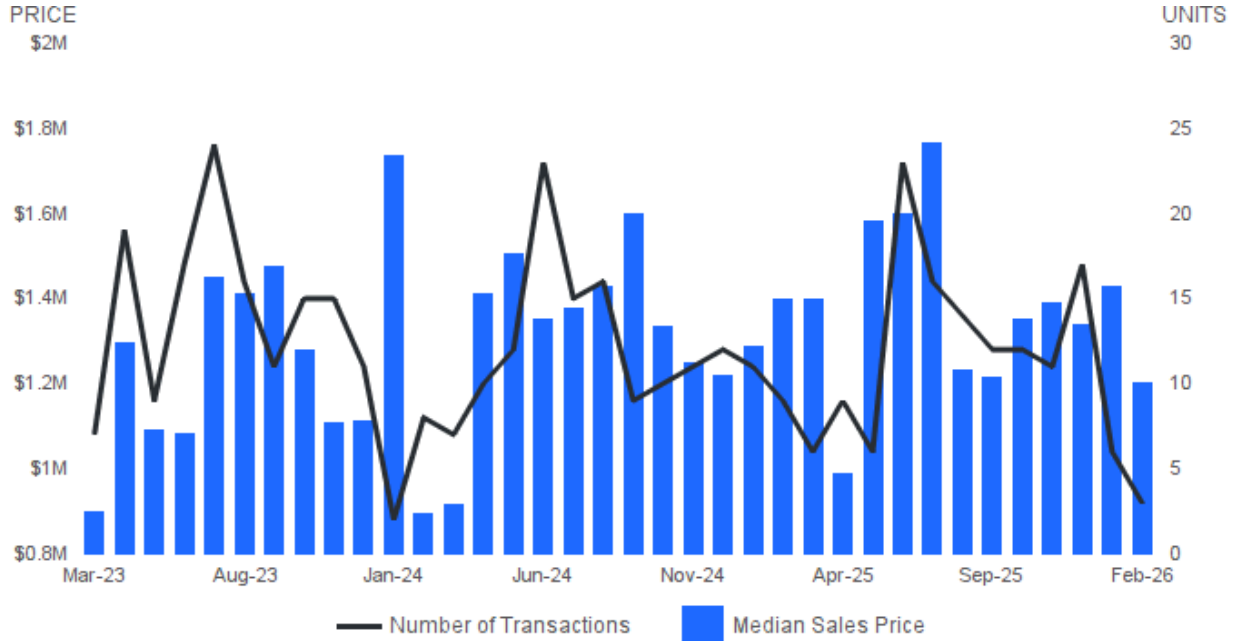


Sold Volume	\$254.82M	\$210.33M	\$198.29M	\$223.51M	\$11.94M
Listing Volume	\$306.60M	\$293.30M	\$268.91M	\$294.37M	\$21.96M
Median Sale Price	\$1.18M	\$1.26M	\$1.35M	\$1.40M	\$1.41M

## MEDIAN SALES PRICE AND NUMBER OF SALES

February 2026 | Single Family Homes ?

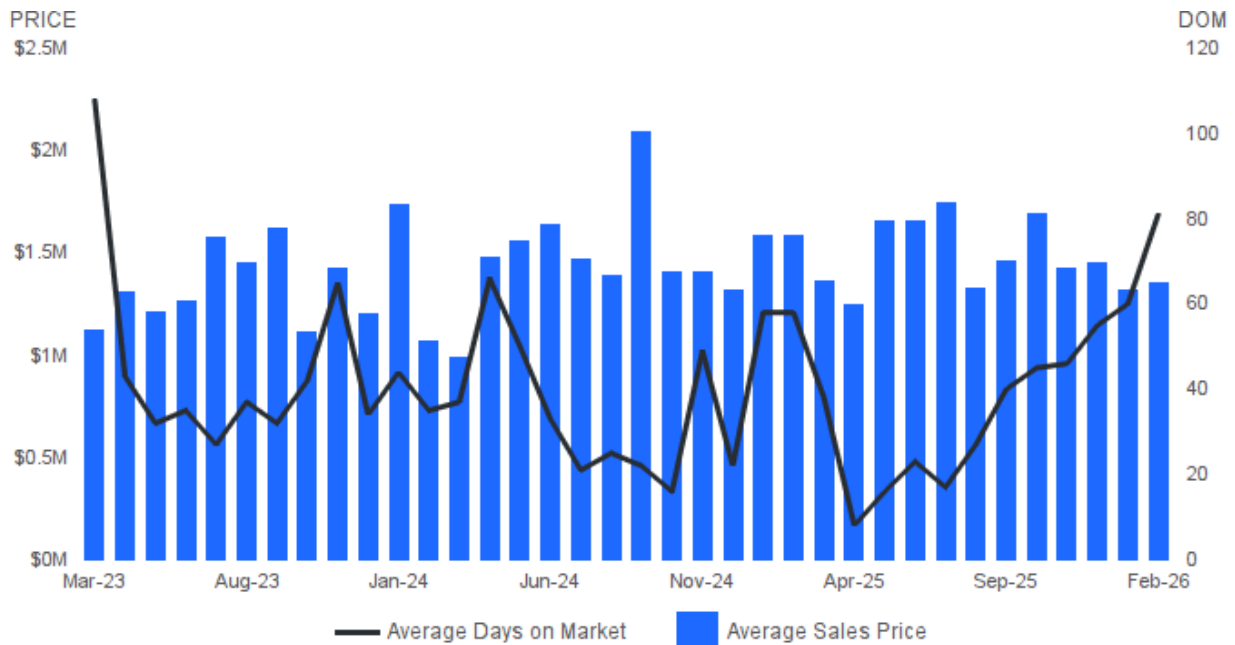
**Median Sales Price** | Price of the "middle" property sold - an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

February 2026 | Single Family Homes ?

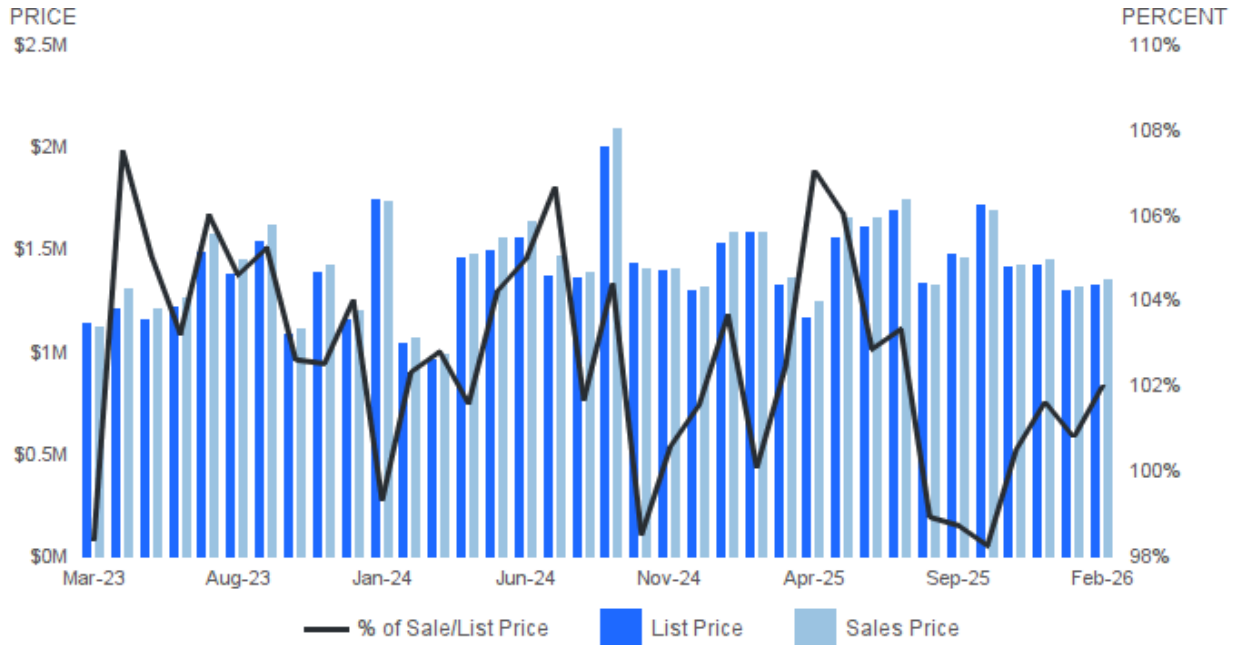
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

February 2026 | Single Family Homes ?

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

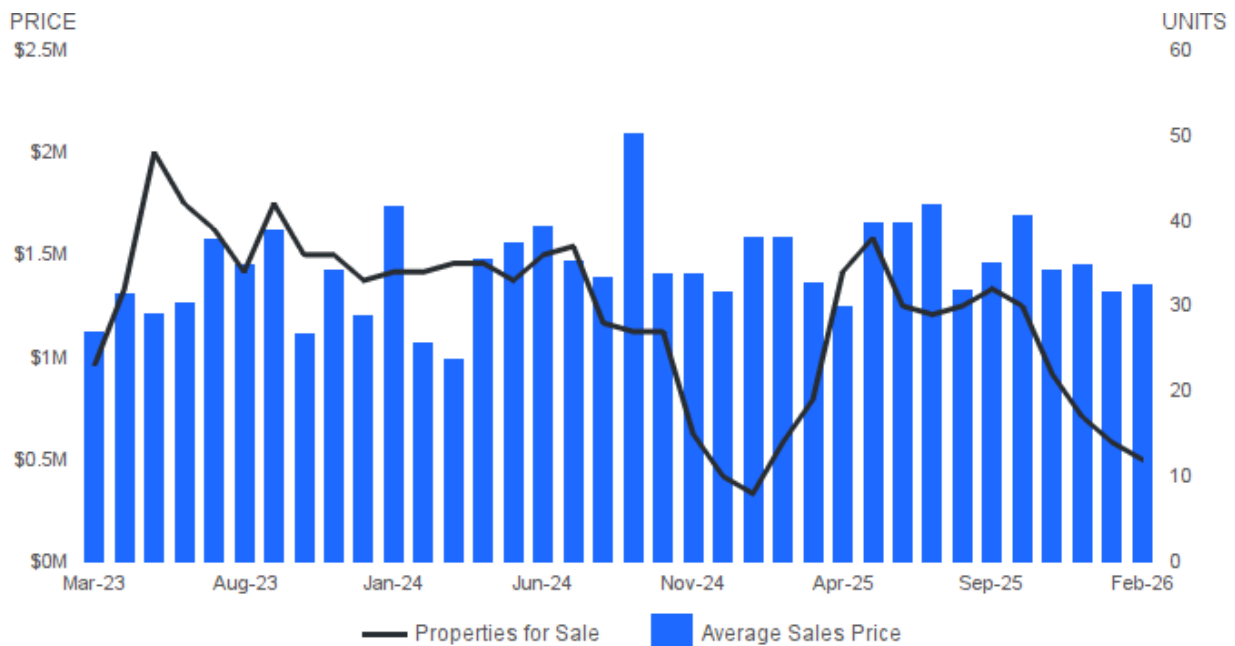


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 2026 | Single Family Homes ?

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

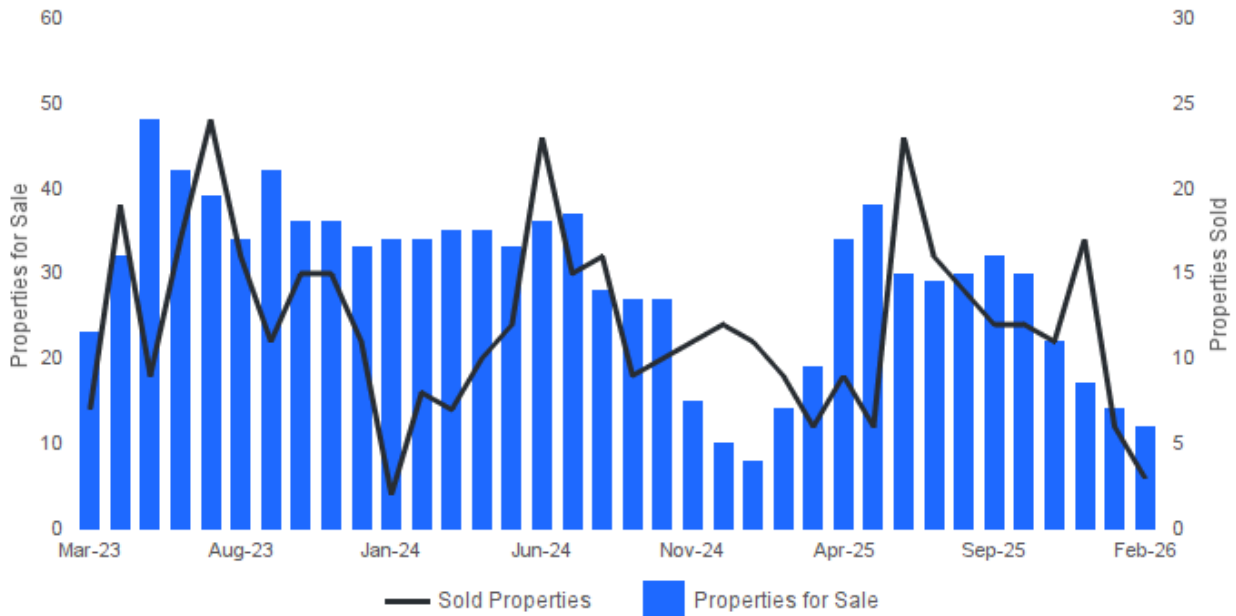
**Properties for Sale** | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2026 | Single Family Homes ?

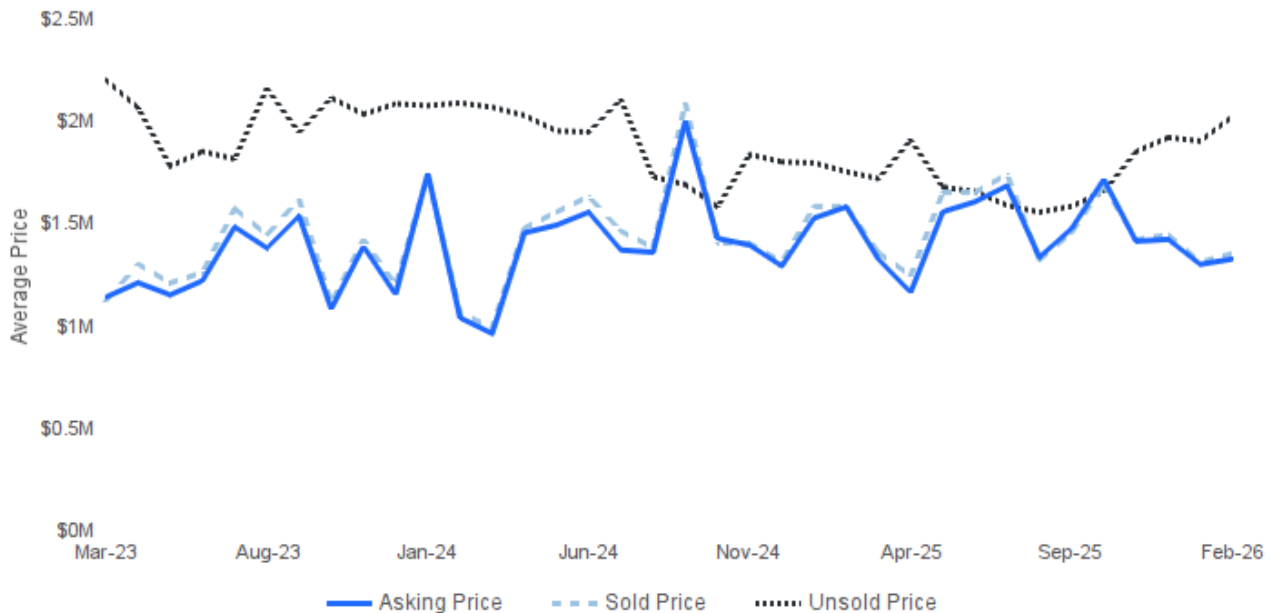
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2026 | Single Family Homes ?

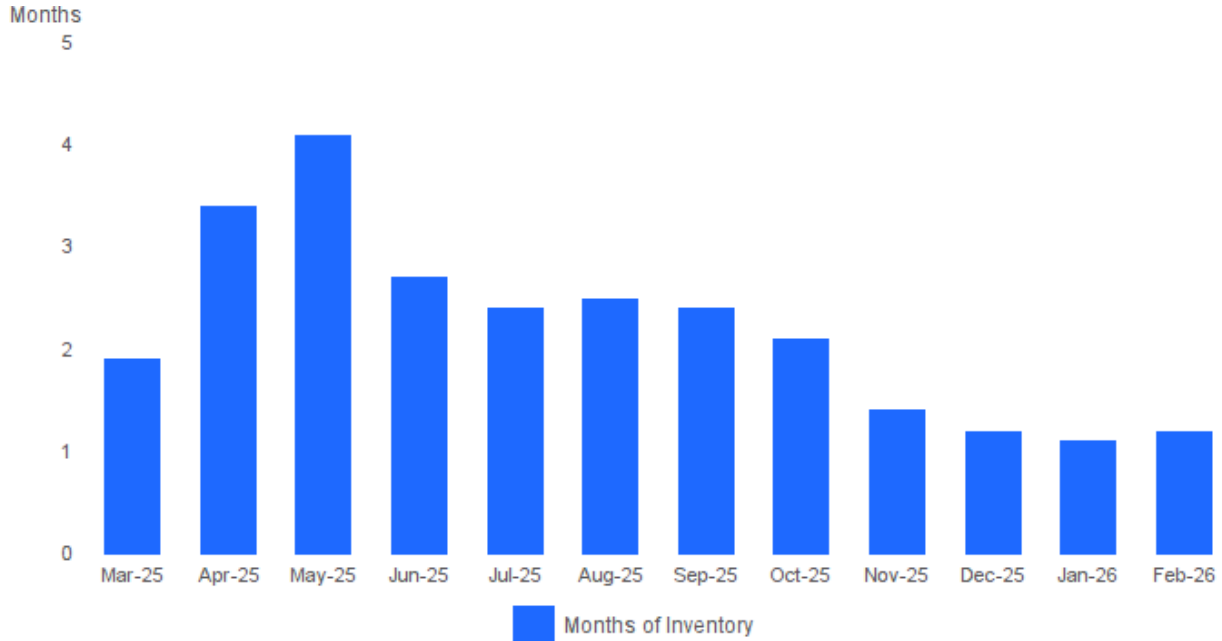
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



## ABSORPTION RATE

February 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

February 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.

