

## WESTON | July 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



28.47% 

MEDIAN SALES PRICE  
SINGLE FAMILY HOMES

19.02% 

AVERAGE SALES PRICE  
SINGLE FAMILY HOMES

36.11% 

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

22.86% 

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

 Jul '24  Jul '25

# AREA REPORT

## WESTON

### FULL MARKET SUMMARY

July 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	July 2025	July 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	16	15	6.67% ↑	135	128	5.47% ↑
Sold Listings	16	15	6.67% ↑	80	77	3.9% ↑
Median List Price (Solds)	\$1,700,000	\$1,249,000	36.11% ↑	\$1,425,000	\$1,249,000	14.09% ↑
Median Sold Price	\$1,766,500	\$1,375,000	28.47% ↑	\$1,475,000	\$1,366,000	7.98% ↑
Median Days on Market	8	11	-27.27% ↓	13	19	-31.58% ↓
Average List Price (Solds)	\$1,686,525	\$1,372,720	22.86% ↑	\$1,535,776	\$1,395,988	10.01% ↑
Average Sold Price	\$1,742,937	\$1,464,466	19.02% ↑	\$1,587,023	\$1,454,611	9.1% ↑
Average Days on Market	17	21	-19.05% ↓	29	38	-23.68% ↓
List/Sold Price Ratio	103.9%	107.5%	-3.28% ↓	104.5%	105.2%	-0.68% ↓

### SOLD AND NEW PROPERTIES (UNITS)

July 2025 | Single Family Homes ?

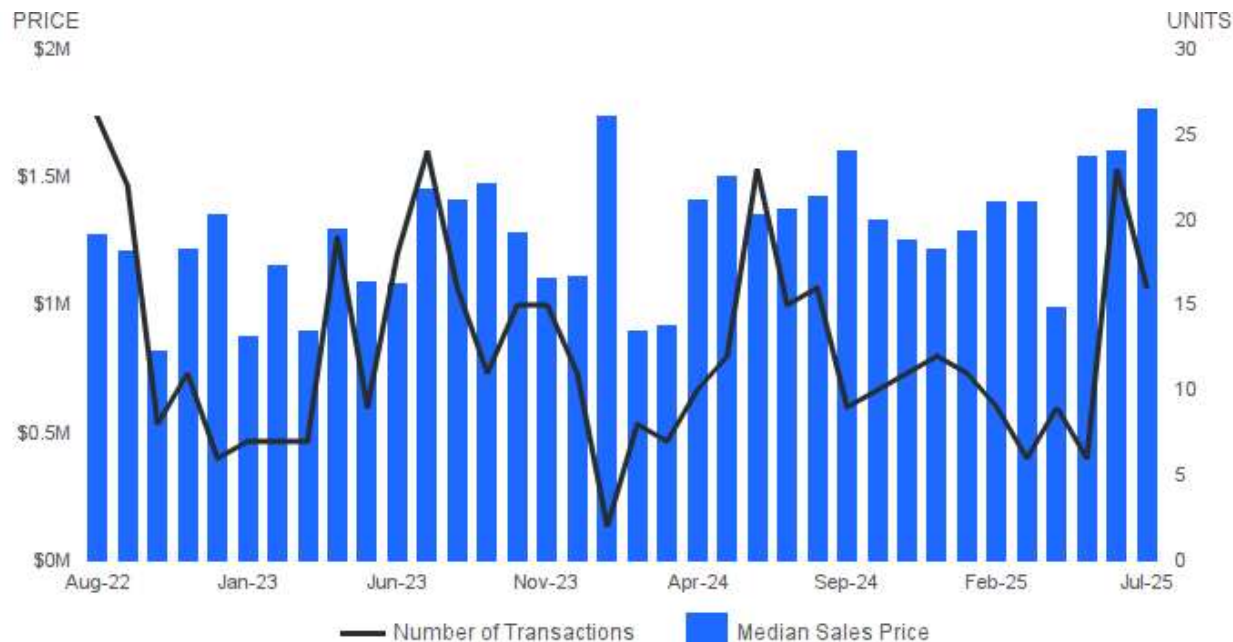
**Sold Properties** | Number of properties sold during the year  
**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

July 2025 | Single Family Homes ?

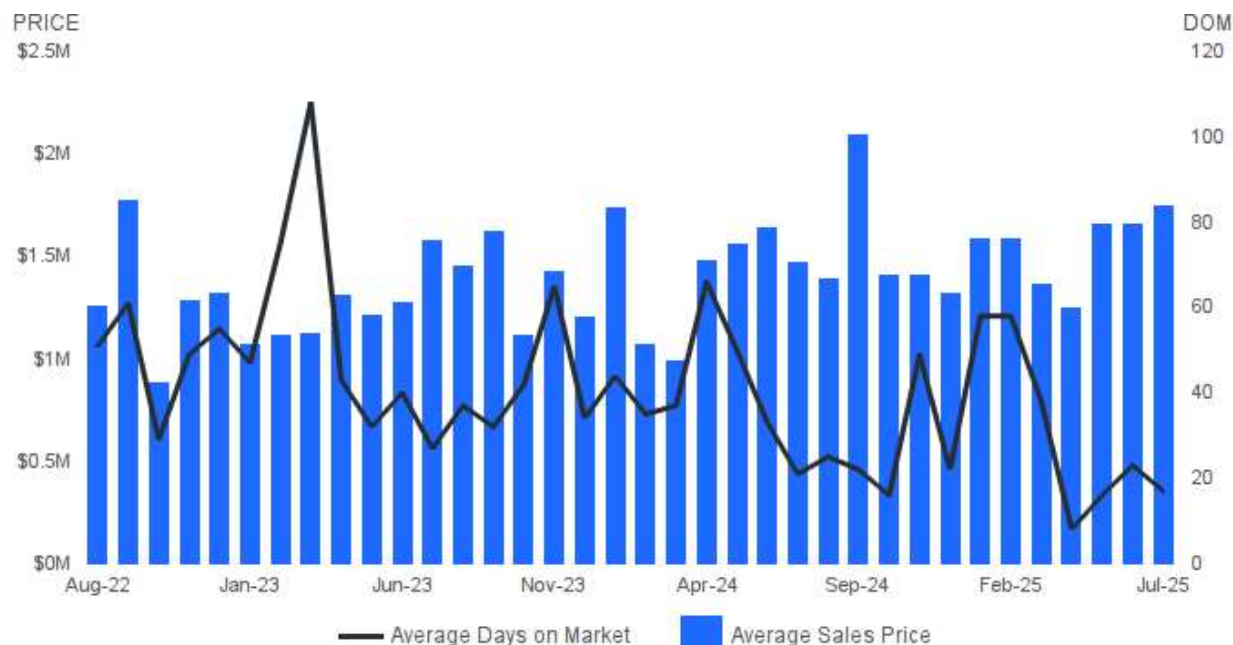
**Median Sales Price** | Price of the ""middle"" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2025 | Single Family Homes ?

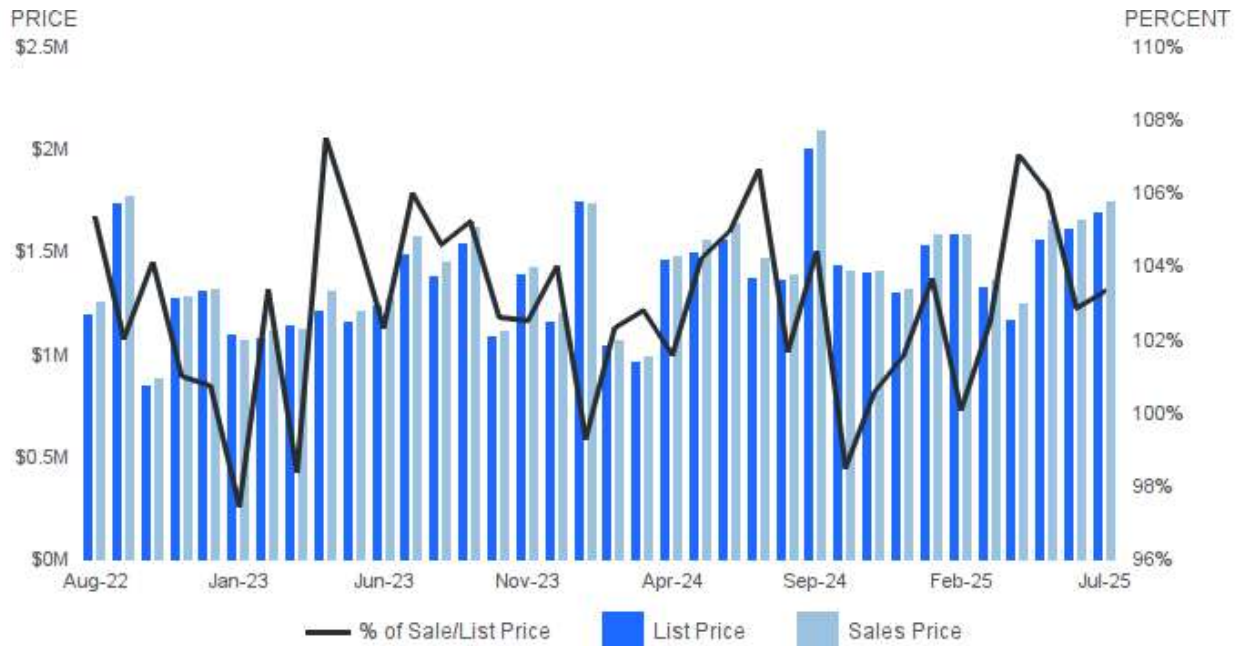
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 2025 | Single Family Homes ?

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

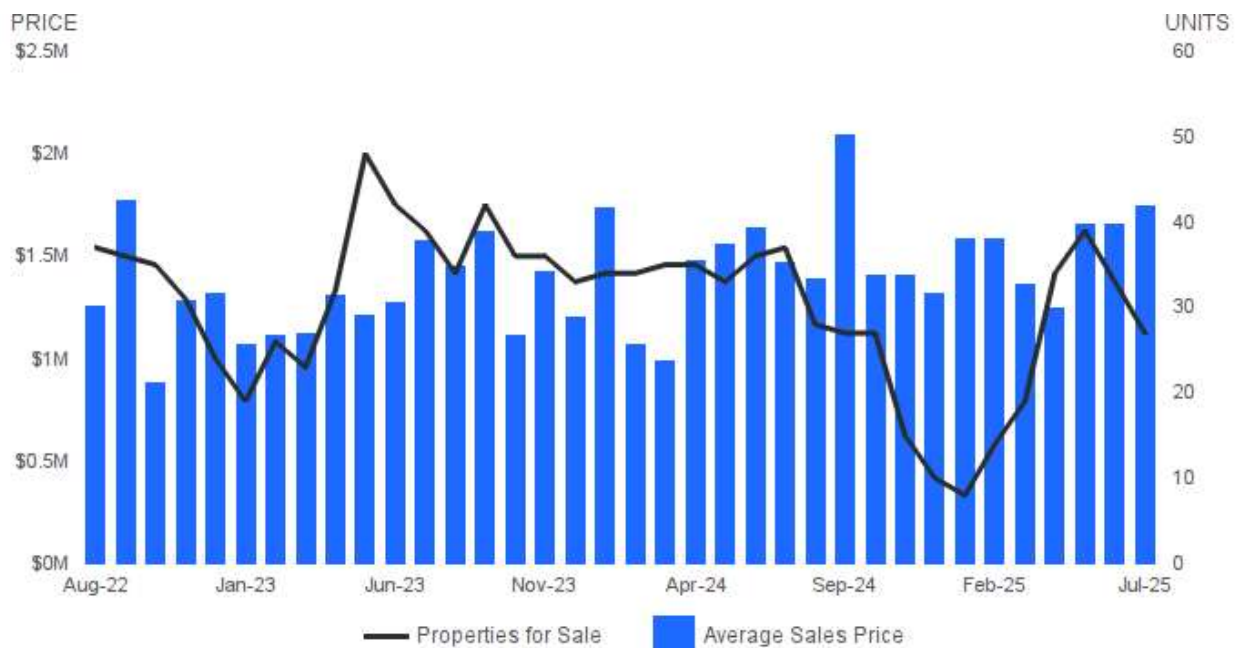


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 2025 | 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.

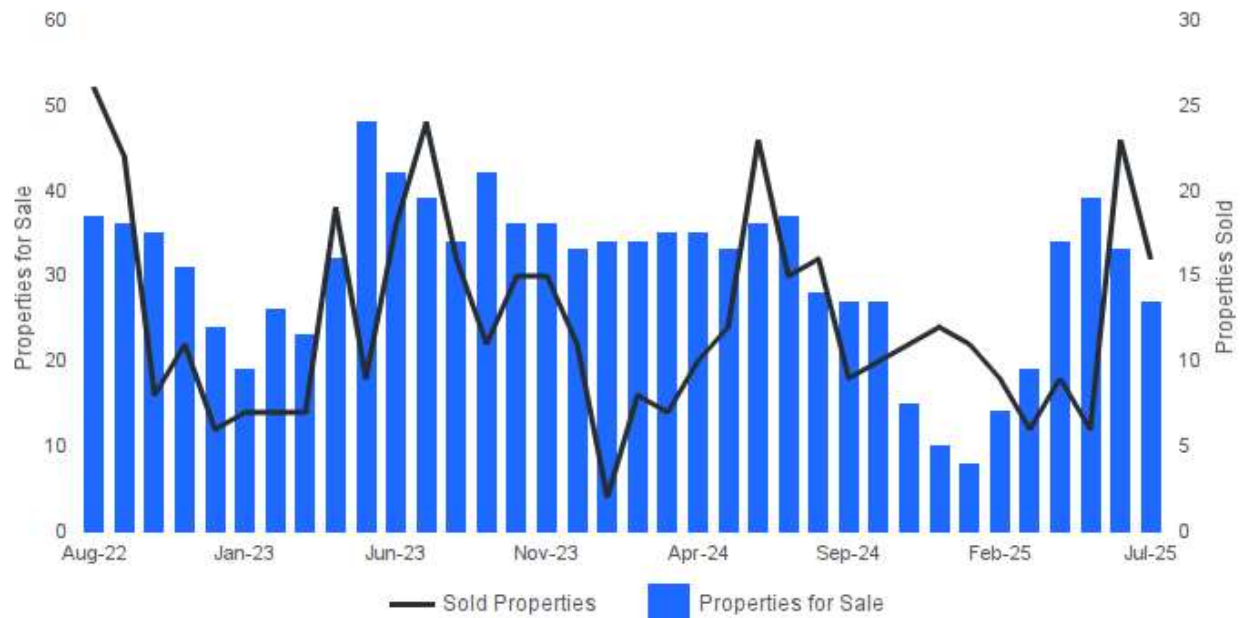


## PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2025 | 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 2025 | Single Family Homes ?

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

**Sold Price** | the average selling price

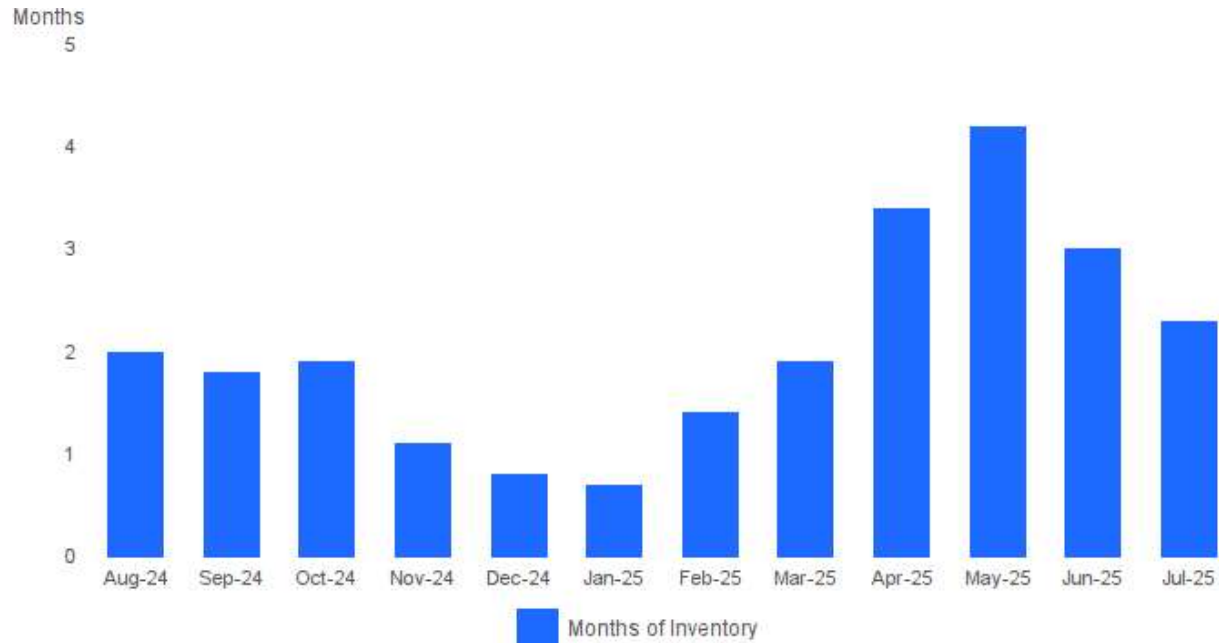
**Unsold Price** | the average active list price



## ABSORPTION RATE

July 2025 | 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 2025 | 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.

