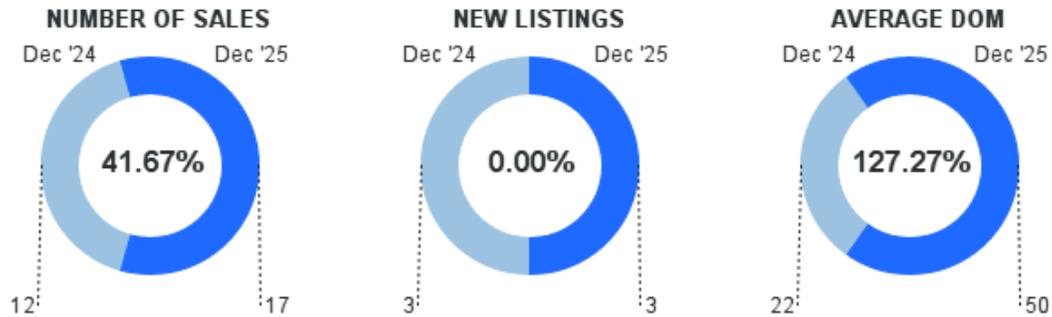


WESTON | December 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



9.95% 

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

10.12% 

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

7.07% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

10.05% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

 Dec '24  Dec '25

AREA REPORT

WESTON

FULL MARKET SUMMARY

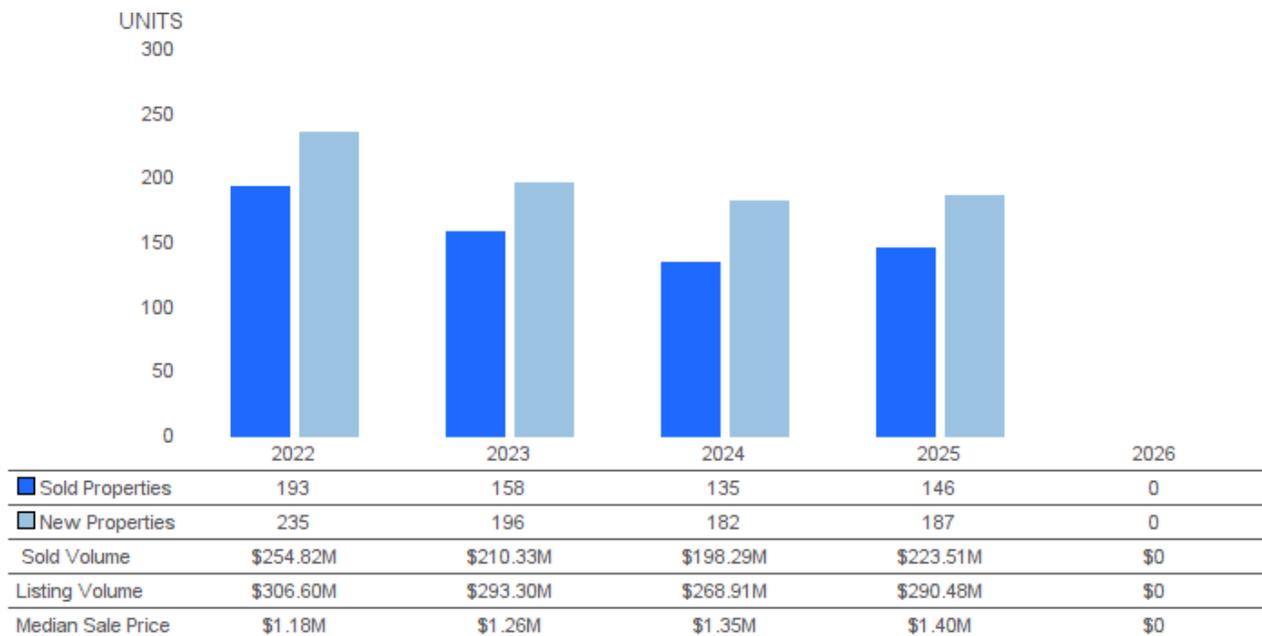
December 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	December 2025	December 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	3	3	0%	187	182	2.75% ↑
Sold Listings	17	12	41.67% ↑	146	135	8.15% ↑
Median List Price (Solds)	\$1,325,000	\$1,237,500	7.07% ↑	\$1,349,750	\$1,299,000	3.91% ↑
Median Sold Price	\$1,340,000	\$1,218,750	9.95% ↑	\$1,399,500	\$1,350,000	3.67% ↑
Median Days on Market	48	12	300% ↑	18	16	12.5% ↑
Average List Price (Solds)	\$1,424,705	\$1,294,625	10.05% ↑	\$1,504,941	\$1,425,884	5.54% ↑
Average Sold Price	\$1,447,882	\$1,314,875	10.12% ↑	\$1,530,901	\$1,468,818	4.23% ↑
Average Days on Market	50	22	127.27% ↑	35	33	6.06% ↑
List/Sold Price Ratio	101.5%	102.8%	-1.26% ↓	102.6%	104%	-1.39% ↓

SOLD AND NEW PROPERTIES (UNITS)

December 2025 | Single Family Homes ?

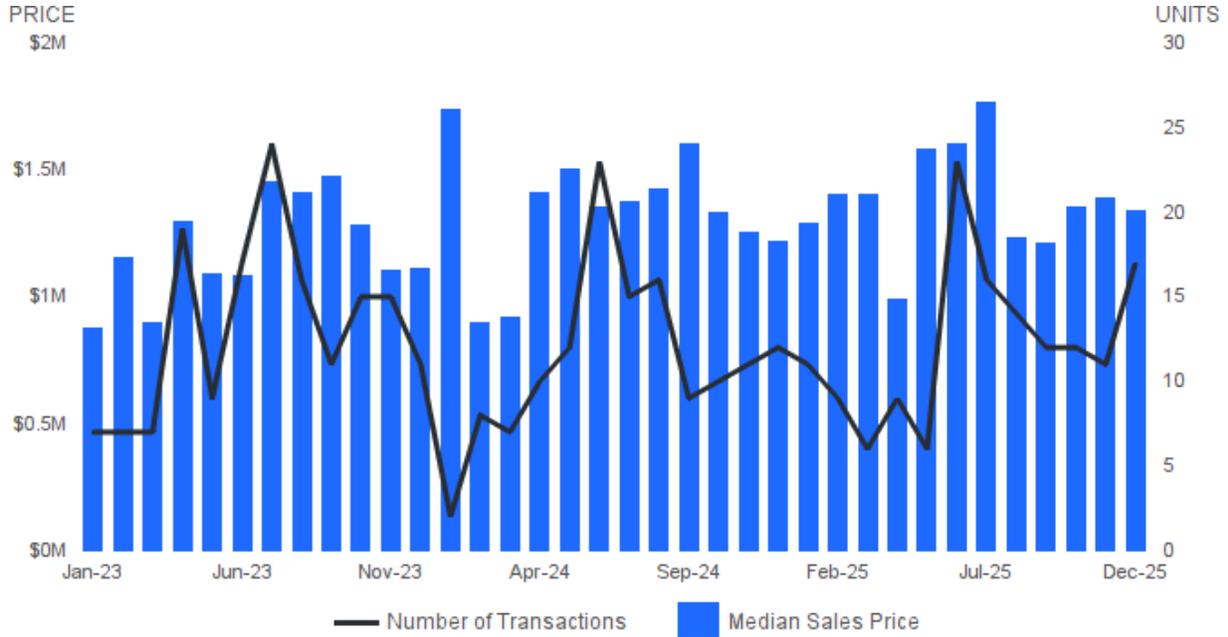
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

December 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

December 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

December 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

December 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

December 2025 | Single Family Homes ?

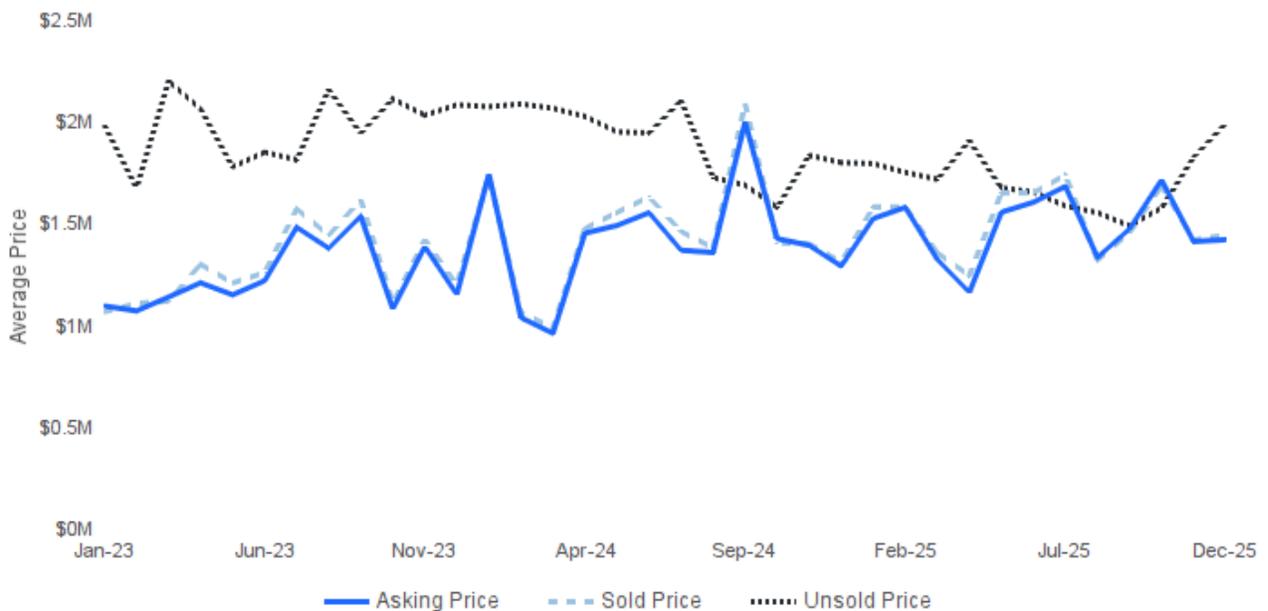
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2025 | Single Family Homes ?

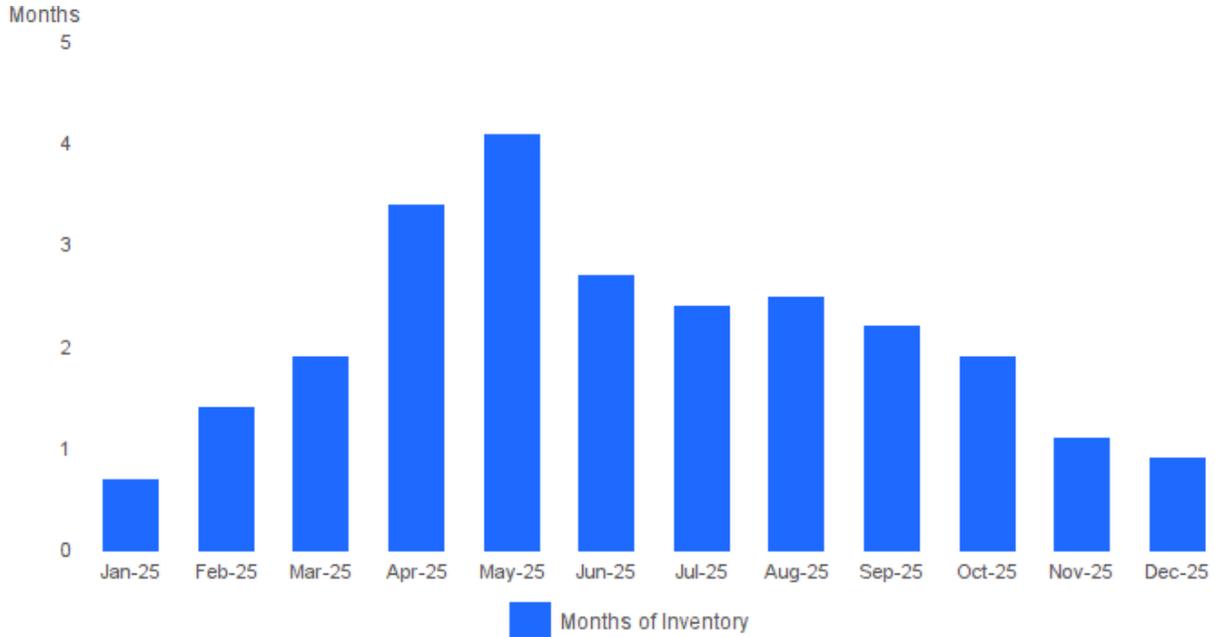
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

December 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

December 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.

