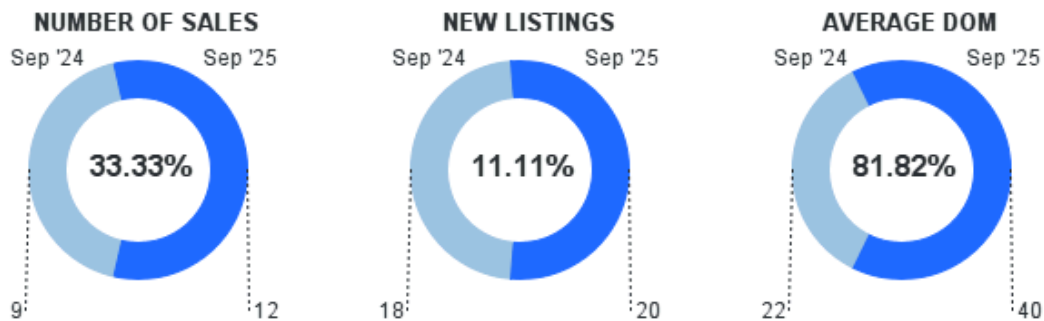


WESTON | September 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



-24.12% ↓

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

-30.28% ↓

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

-19.87% ↓

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

-26.27% ↓

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

■ Sep '24 ■ Sep '25

AREA REPORT

WESTON

FULL MARKET SUMMARY

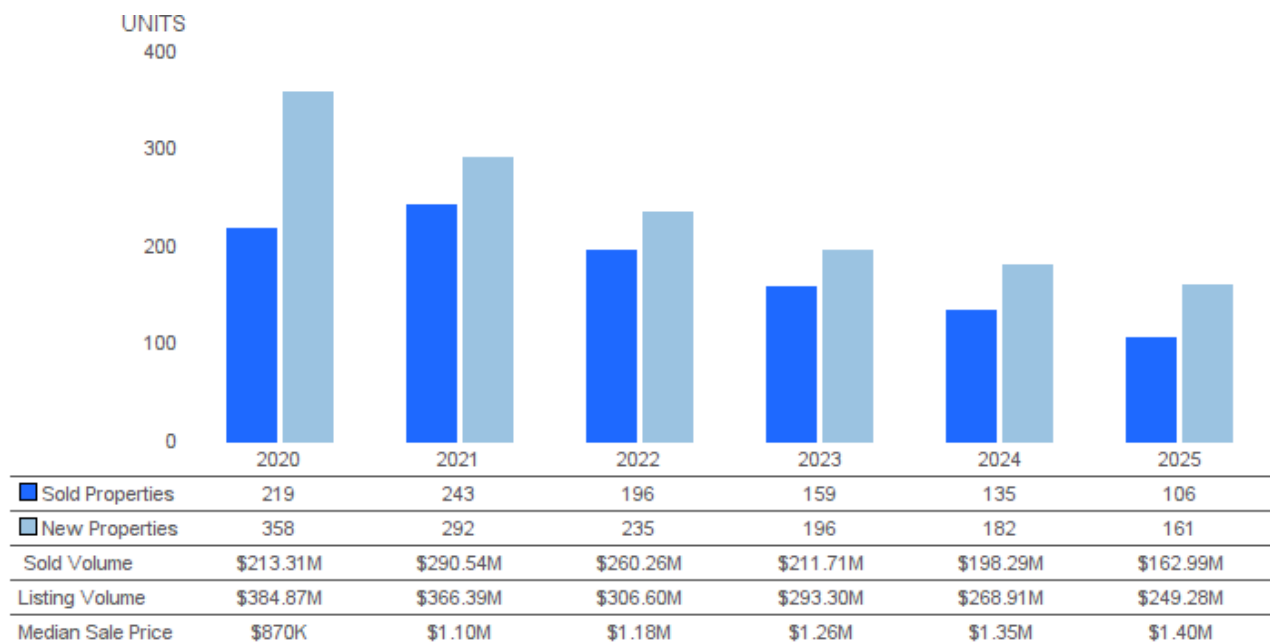
September 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	September 2025	September 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	20	18	11.11% ↑	161	159	1.26% ↑
Sold Listings	12	9	33.33% ↑	106	102	3.92% ↑
Median List Price (Solds)	\$1,262,000	\$1,575,000	-19.87% ↓	\$1,374,500	\$1,299,000	5.81% ↑
Median Sold Price	\$1,212,500	\$1,598,000	-24.12% ↓	\$1,400,000	\$1,370,000	2.19% ↑
Median Days on Market	26	15	73.33% ↑	16	17	-5.88% ↓
Average List Price (Solds)	\$1,477,416	\$2,003,777	-26.27% ↓	\$1,502,976	\$1,444,137	4.07% ↑
Average Sold Price	\$1,458,666	\$2,092,273	-30.28% ↓	\$1,537,647	\$1,499,794	2.52% ↑
Average Days on Market	40	22	81.82% ↑	30	35	-14.29% ↓
List/Sold Price Ratio	99%	104.8%	-5.52% ↓	103.3%	104.7%	-1.39% ↓

SOLD AND NEW PROPERTIES (UNITS)

September 2025 | Single Family Homes ?

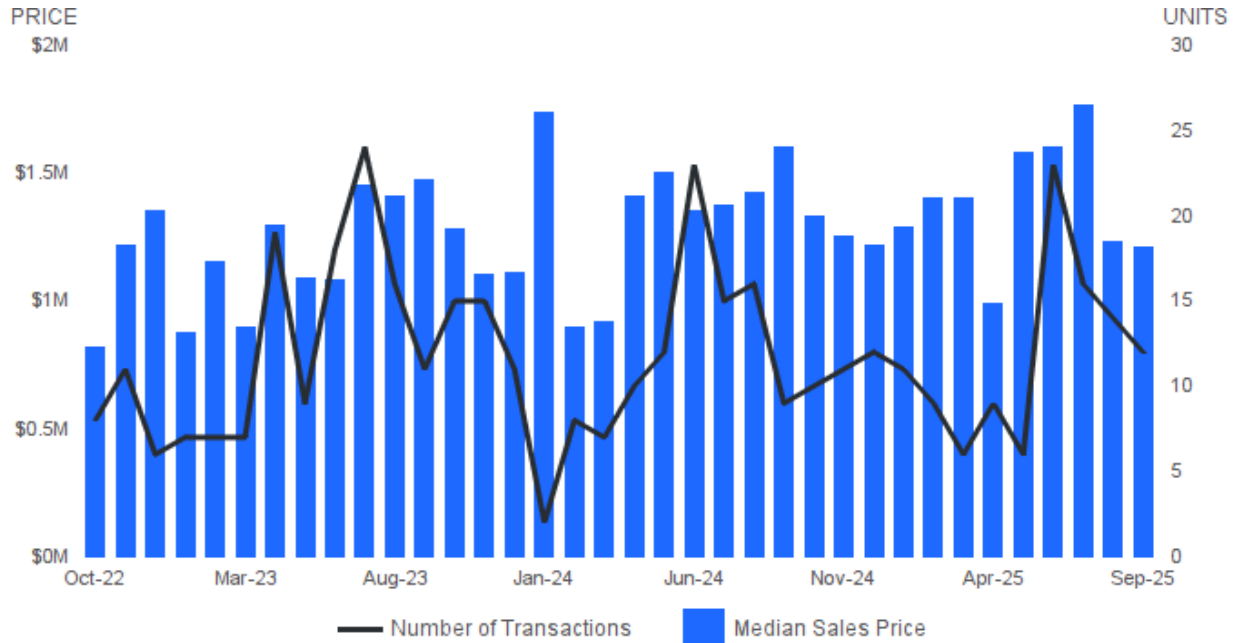
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

September 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

September 2025 | Single Family Homes ?

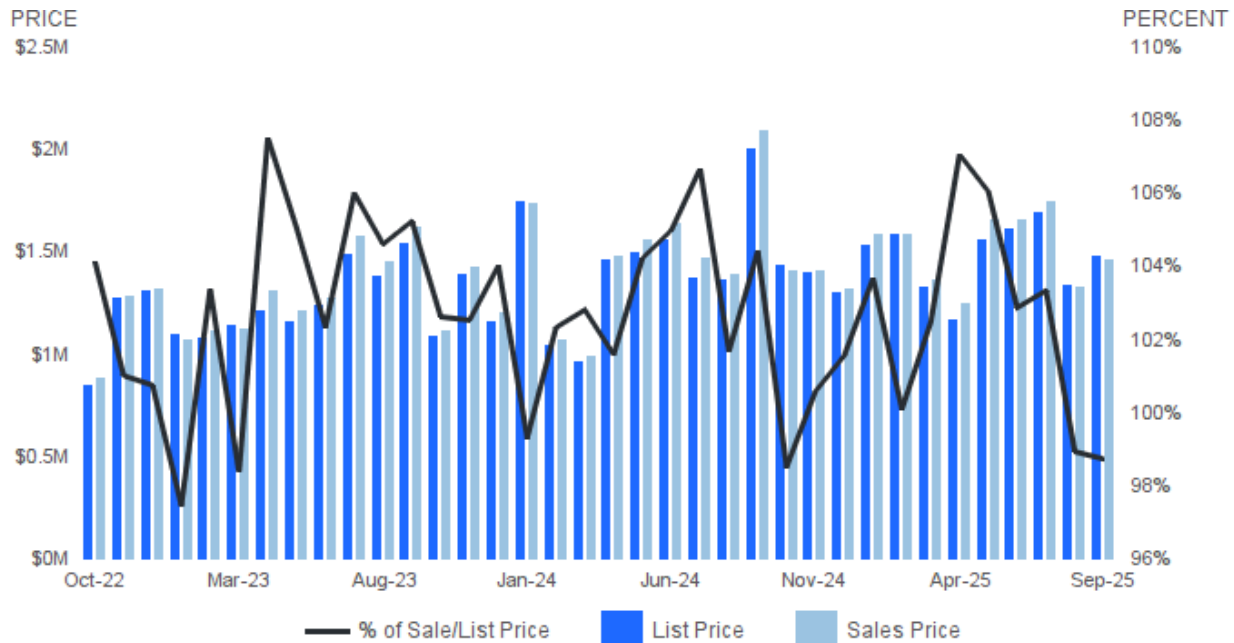
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

September 2025 | Single Family Homes ?

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

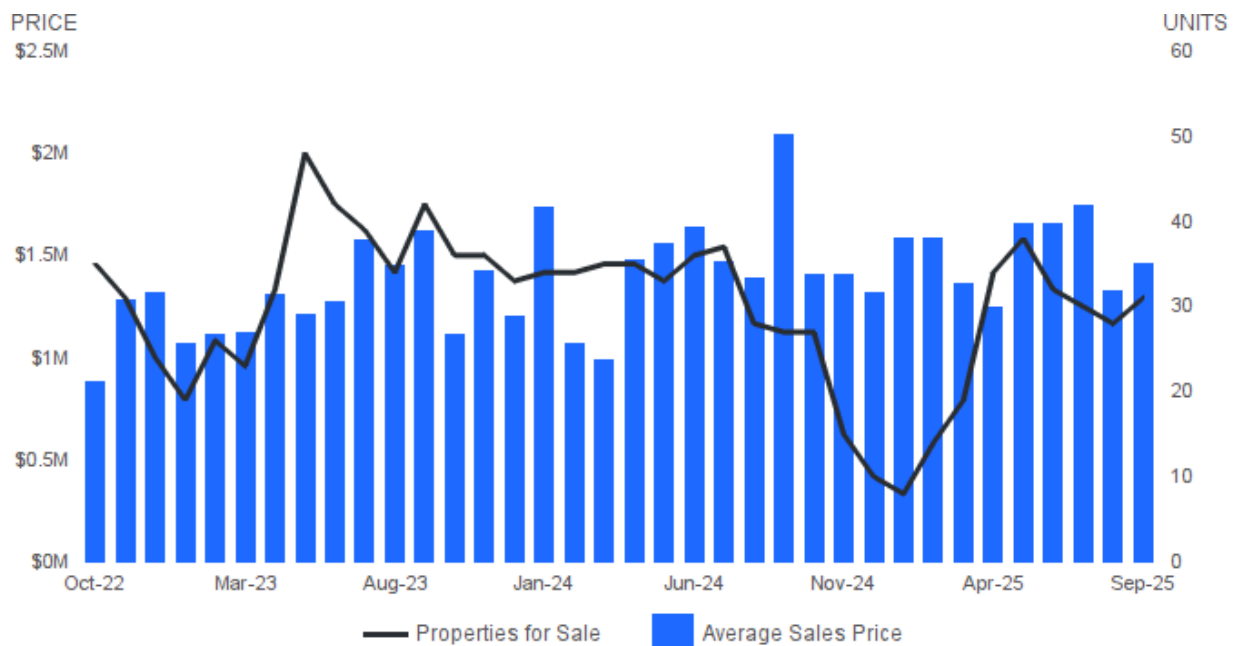


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

September 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

September 2025 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



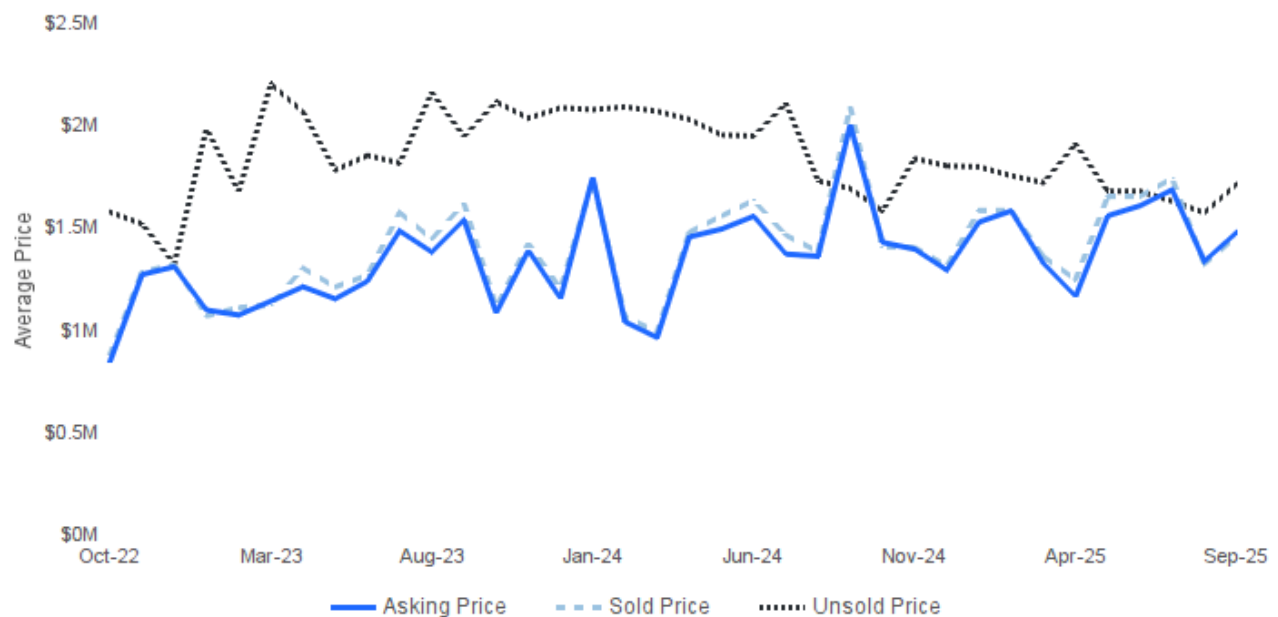
AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2025 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

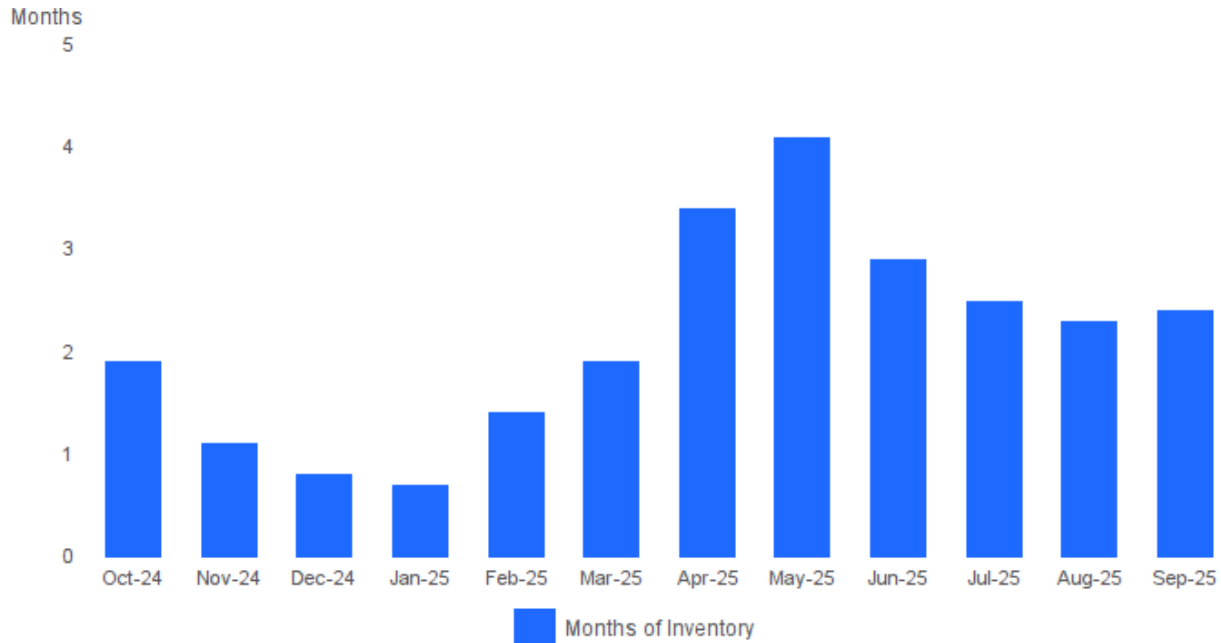
Unsold Price | the average active list price



ABSORPTION RATE

September 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

September 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.

