

# Market Trends Report

## August 2024

 Property Type

Single Family

 Date Range

September 2021 - August 2024

 Price Range

\$0 - \$999,999,999

 Location

CITY  
Weston






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## Overview

The overview below shows real estate activity from January 2024 to August 2024. You will see data comparisons between August and the previous month, the last three months and August 2023.

Overview	Monthly Trends				
	YTD Avg.	August	July	May - Jul.	Aug. 2023
New Listings	137	11	14	21	14
Average Sales Price per Square Foot	340	362	359	367	309
Average Days on Market	52	45	39	49	53
Number of Properties for Sale	294	24	40	43	34
Average List Price	\$1,778,674	\$1,566,492	\$1,843,072	\$1,692,804	\$1,782,941
Median List Price	\$1,578,806	\$1,394,500	\$1,624,500	\$1,507,500	\$1,460,000
Average Sales Price	\$1,414,258	\$1,383,969	\$1,464,467	\$1,552,488	\$1,446,000
Median Sales Price	\$1,326,469	\$1,426,000	\$1,375,000	\$1,410,000	\$1,412,500
Sales Price / List Price Ratio	104.07%	102.61%	107.52%	106.79%	104.92%
Number of Properties Sold	93	16	15	17	16
Month's Supply of Inventory	4.92	1.5	2.67	2.71	2.12
Absorption Rate	0.32	0.67	0.38	0.39	0.47



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## Average & Median Sales Price

The median sales price in August 2024 was \$1,426,000, up 3.71% from \$1,375,000 from the previous month and equal to August 2023. The August 2024 median sales price was at its highest level compared to August 2023 and 2022. The average sales price in August 2024 was \$1,383,969, down -5.50% from \$1,464,467 from the previous month and -4.29% lower than \$1,446,000 from August 2023. The August 2024 average sale price was at a mid level compared to August 2023 and 2022.



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## Sales Price / List Price Ratio

The sales price/list price ratio is the average sale price divided by the average list price for sold properties expressed as a percentage. If it is above 100%, homes are selling for more than the list price. If it is less than 100%, homes are selling for less than the list price. The August 2024 sales price/list price ratio was 102.61%, down from 107.52% from the previous month and down from 104.92% from August 2023.



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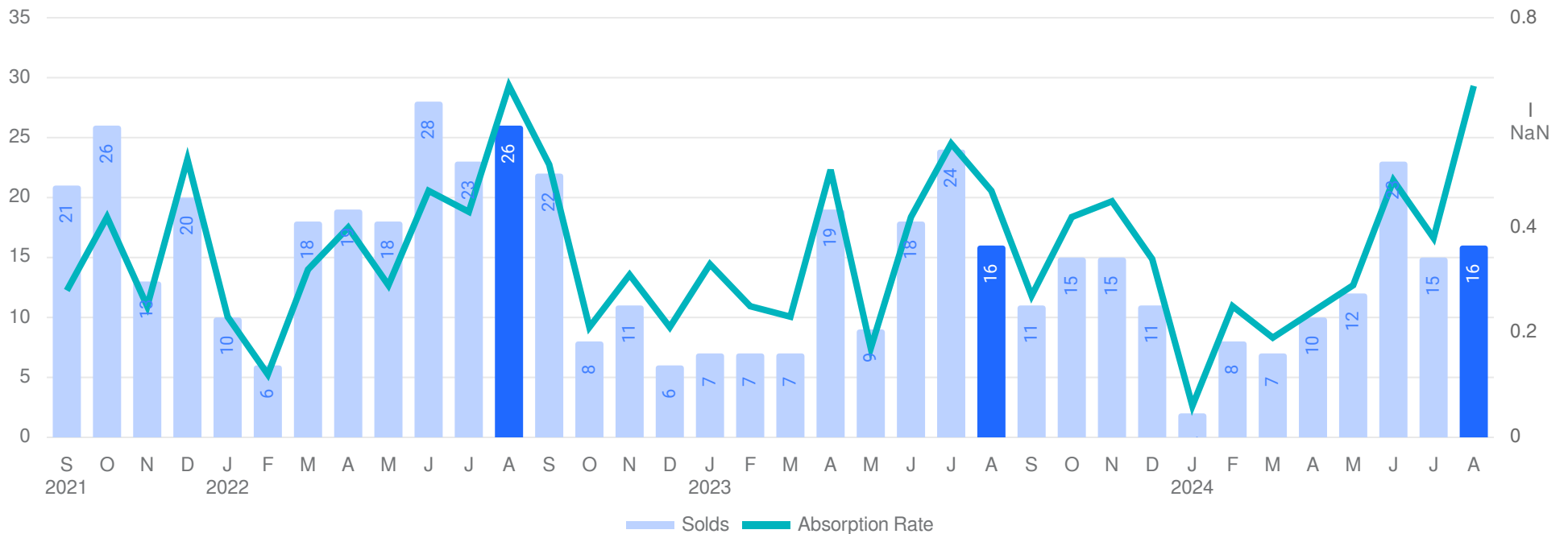
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## Number of Properties Sold & Absorption Rate

The number of properties sold in August 2024 was 16, up 6.67% from 15 from the previous month and equal to August 2023. The August 2024 sales were at its lowest level compared to August 2023 and 2022. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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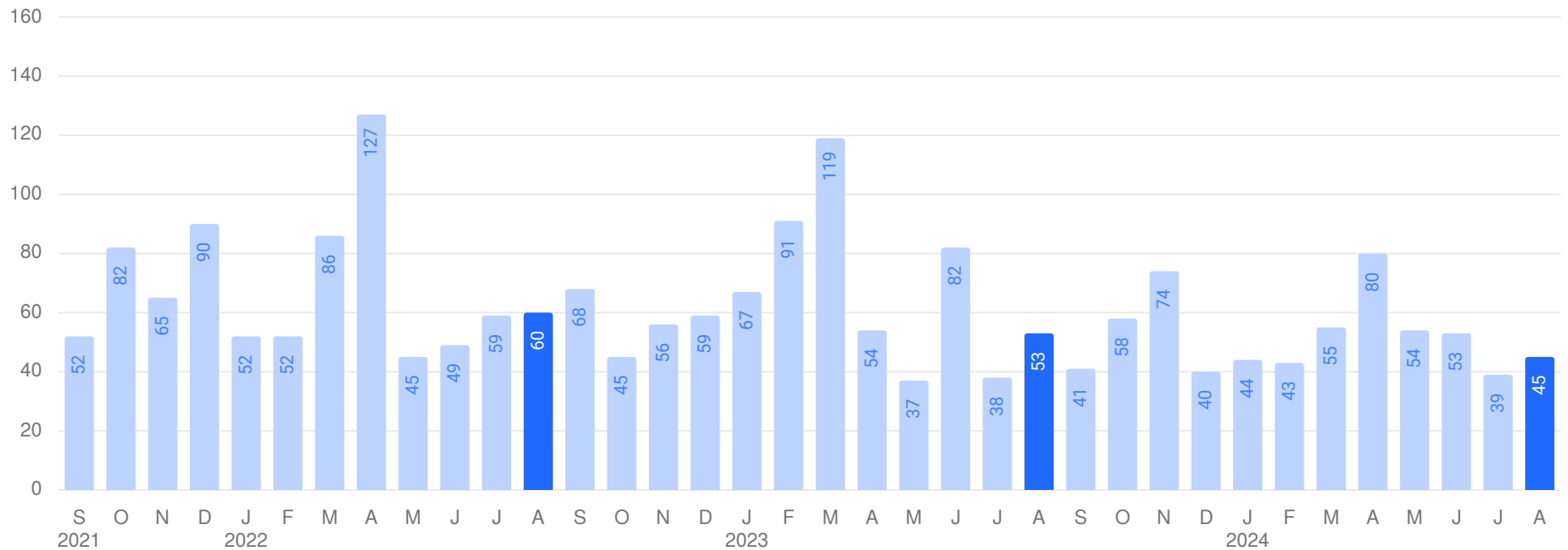
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## Average Days on Market

The average days on market (DOM) is the number of days a property is on the market before it sells. An upward trend in DOM tends to indicate a move towards a buyer's market, a downward trend tends to indicate a move towards seller's market. The DOM for August 2024 was 45 days, up 15.38% from 39 days from the previous month and -15.09% lower than 53 days from August 2023. The August 2024 DOM was at its lowest level compared with August 2023 and 2022.



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## Average Sales Price per Square Foot

The average sales price per square foot is a more normalized indicator for the direction of property value. The sales price per square foot in August 2024 was \$362, equal to the previous month and 17.15% higher than \$309 from August 2023.



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## Inventory & MSI

The number of properties for sale in August 2024 was 24, down -40.0% from 40 from the previous month and -29.41% lower than 34 from August 2023. The August 2024 inventory was at its lowest level compared with August 2023 and 2022. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2024 MSI of 1.5 months was at its lowest level compared with August 2023 and 2022.



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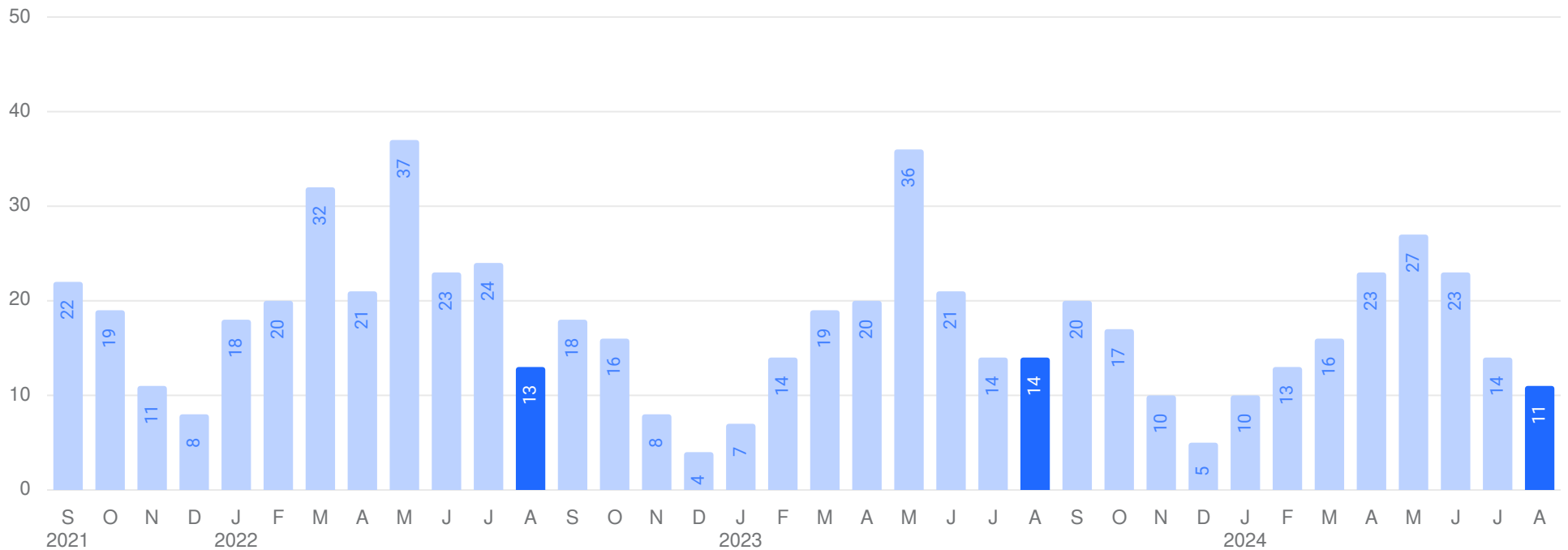
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## New Listings

The number of new listings in August 2024 was 11, down -21.43% from 14 from the previous month and -21.43% lower than 14 from August 2023. The August 2024 listings were at its lowest level compared to August 2023 and 2022.



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