




Michael Roller  
Broker/ Owner

...the smart choice.

281-346-0222  
www.RealtyWestHomes.com

# Weston Lakes Housing Report

## Weston Lakes Housing Report for January

Last year Weston Lakes experienced one of its best real estate markets ever with a combination of increasing prices, lower inventory and a healthy mix of new homes and Resales. Unfortunately, January did not start of the New Year with a continuation of these positive results. Even though January is normally one of the slower months of the year and expectations low, the results were perhaps a little more negative than past trends would have predicted.

However, the concern is that the market slowed a little more than anticipated, resulting in just two homes that Closed in January. Additionally, they averaged only \$81 per square foot. The Pending's also revealed weakness with all categories averaging well below \$100 per square foot. This may just be a one month aberration, but the gap between average List Price and the average Pending and Closed prices was significant...

The bright spot continues to be the very reasonable amount of Available homes for sale. January ended with just 47 homes on the market. The other positive is that the average List Price rose to \$127 per square foot.



### Active Homes on the Market

Property Type: SingleFamily Status: Active

Subject Property	MLS#	Address	BR	Bths	# Gar	Pool	Lot SqFt	Bldg SqFt	Yr	List Price	LP/ SF	DOM
	<a href="#">69853658</a>	5416 WESTON DR	4	3/2	2	N	25,461	3,385	1988	\$229,500	\$67.80	62
	<a href="#">2548280</a>	4647 LAKE VILLAGE	3	2/0	2	N	8,631	2,471	2002	\$235,000	\$95.10	117*
	<a href="#">97903394</a>	4326 WARINGTON ST	3	2/1	2	N	11,292	2,372	2007	\$259,900	\$109.57	60
	<a href="#">8674941</a>	4214 Wickby	4	2/0	3	N	11,269	2,716	2007	\$270,000	\$99.41	5*
	<a href="#">60348317</a>	4511 WESTON DR	4	3/0	2	N	20,051	2,703	2005	\$284,900	\$105.40	60*
	<a href="#">3647894</a>	4602 WHICKHAM DR	3	2/1	2	N	12,269	2,762	1989	\$289,000	\$104.63	8*
	<a href="#">27984513</a>	32606 WINGFOOT CIRCLE	3	2/1	2	N	8,370	2,535	2010	\$289,897	\$114.36	127
	<a href="#">59632794</a>	32602 WHEATLEY CT	4	4/1	2	N	22,464	3,279	2005	\$300,000	\$91.49	25*
	<a href="#">13123624</a>	4611 WICKBY ST	3	2/1	2	N	13,425	2,686	2010	\$314,900	\$117.24	53
	<a href="#">16221275</a>	5018 WESTCHESTER DR	3	2/1	2	N	7,911	2,783	2010	\$319,987	\$114.98	175
	<a href="#">45086735</a>	32327 WATERSMEET	4	4/1	3	N	20,525	3,829	1989	\$339,000	\$88.53	245
	<a href="#">91100527</a>	4903 OXBOW CIR	4	2/1	3	N	25,184	3,366	2006	\$339,000	\$100.71	5
	<a href="#">36350379</a>	5415 WATERBECK	2	2/1	2	Y	32,955	2,750	2003	\$339,900	\$123.60	213
	<a href="#">78706963</a>	32902 WELTON CT	4	2/2	2	N	22,939	4,300	1987	\$349,000	\$81.16	167*



[Visit our web site](#)