

Elliman Report

Q3-2024 Weston, FL Sales

Single Family

Dashboard

YEAR-OVER-YEAR

- + 11.6%**
Prices Median Sales Price
- 4.1%**
Sales Closed Sales
- + 109.2%**
Inventory Total Inventory
- + 1.9%**
Negotiability Listing Discount

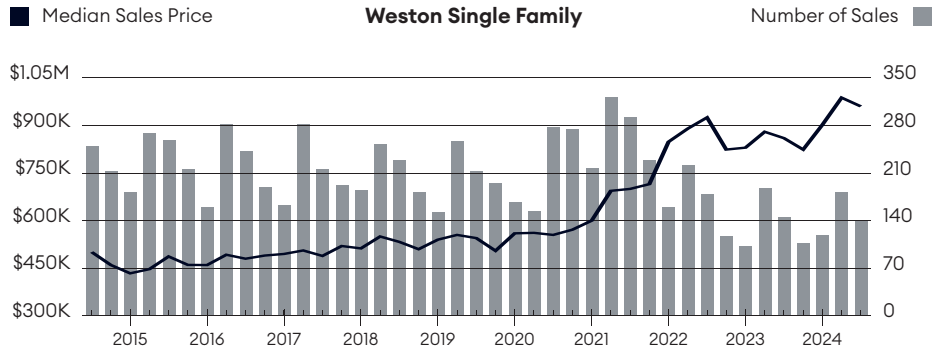
Condo

Dashboard

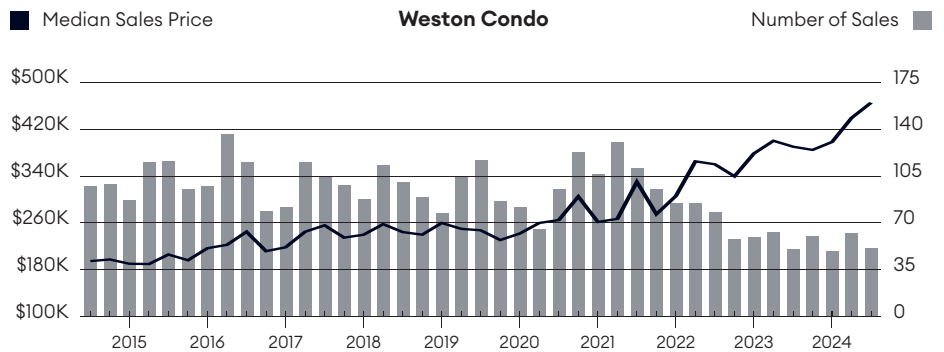
YEAR-OVER-YEAR

- + 19.2%**
Prices Median Sales Price
- + 2.0%**
Sales Closed Sales
- + 138.5%**
Inventory Total Inventory
- + 1.4%**
Negotiability Listing Discount

- Single family price trend indicators rose annually as sales declined
- Single family listing inventory increased year over year for the fourth time
- Condo average price per square foot rose to a new high as sales increased annually



Weston Single Family Matrix	Q3-2024	%Δ (QTR)	Q2-2024	%Δ (YR)	Q3-2023
Average Sales Price	\$1,132,145	-2.2%	\$1,157,273	11.2%	\$1,017,691
Average Price Per Sq Ft	\$423	-1.4%	\$429	5.0%	\$403
Median Sales Price	\$960,000	-2.8%	\$987,500	11.6%	\$860,000
Number of Sales (Closed)	139	-23.6%	182	-4.1%	145
Days on Market (From Last List Date)	39	2.6%	38	-2.5%	40
Listing Discount (From Last List Price)	5.0%		4.8%		3.1%
Listing Inventory	205	25.8%	163	109.2%	98
Months of Supply	4.4	63.0%	2.7	120.0%	2.0
Average Square Feet	2,694	-0.2%	2,700	1.7%	2,650

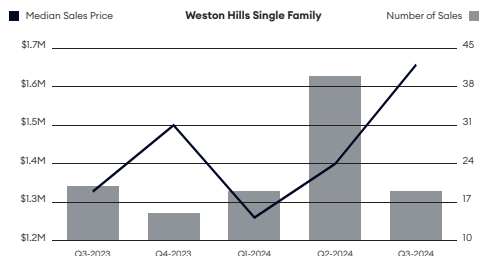


Weston Condos Matrix	Q3-2024	%Δ (QTR)	Q2-2024	%Δ (YR)	Q3-2023
Average Sales Price	\$460,533	3.1%	\$446,476	9.8%	\$419,390
Average Price Per Sq Ft	\$328	1.2%	\$324	3.8%	\$316
Median Sales Price	\$465,000	5.9%	\$439,000	19.2%	\$390,000
Number of Sales (Closed)	51	-17.7%	62	2.0%	50
Days on Market (From Last List Date)	52	30.0%	40	73.3%	30
Listing Discount (From Last List Price)	2.4%		2.1%		1.0%
Listing Inventory	93	25.7%	74	138.5%	39
Months of Supply	5.5	52.8%	3.6	139.1%	2.3
Average Square Feet	1,403	2.0%	1,376	4.8%	1,339



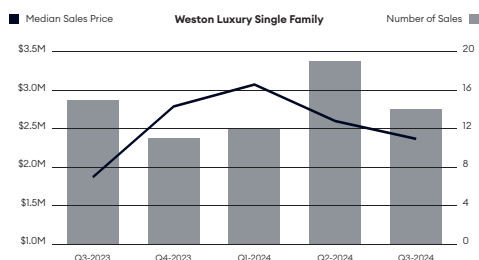
Prepared by Miller Samuel Real Estate Appraisers & Consultants

Weston Hills



Weston Hills Single Family Matrix	Q3-2024	%Δ (QTR)	Q2-2024	%Δ (YR)	Q3-2023
Average Sales Price	\$1,683,628	3.5%	\$1,626,194	14.6%	\$1,469,700
Average Price Per Sq Ft	\$461	-1.1%	\$466	6.0%	\$435
Median Sales Price	\$1,657,500	18.4%	\$1,400,000	24.9%	\$1,327,500
Number of Sales (Closed)	19	-52.5%	40	-5.0%	20
Days on Market (From Last List Date)	46	-4.2%	48	-56.6%	106
Listing Discount (From Last List Price)	6.9%		6.1%		5.1%
Listing Inventory	39	0.0%	39	105.3%	19
Months of Supply	6.2	113.8%	2.9	113.8%	2.9
Average Square Feet	3,654	3.4%	3,534	8.1%	3,381

Luxury



Luxury Single Family Matrix (Top 10% of Sales)	Q3-2024	%Δ (QTR)	Q2-2024	%Δ (YR)	Q3-2023
Average Sales Price	\$2,450,817	-4.9%	\$2,576,579	14.6%	\$2,139,167
Average Price per Sq Ft	\$531	2.5%	\$518	5.4%	\$504
Median Sales Price	\$2,368,750	-8.9%	\$2,600,000	26.7%	\$1,870,000
Number of Sales (Closed)	14	-26.3%	19	-6.7%	15
Days on Market (From Last List Date)	87	42.6%	61	20.8%	72
Listing Discount (From Last List Price)	8.3%		7.1%		5.3%
Listing Inventory	38	0.0%	38	-13.6%	44
Months of Supply	8.1	35.0%	6.0	-8.0%	8.8
Entry Price Threshold	\$1,870,088	-2.1%	\$1,910,000	24.7%	\$1,500,000
Average Sale Square Footage	4,620	-7.1%	4,975	8.8%	4,248



Luxury Condo Matrix (Top 10% of Sales)	Q3-2024	%Δ (QTR)	Q2-2024	%Δ (YR)	Q3-2023
Average Sales Price	\$686,067	-5.1%	\$722,857	13.8%	\$602,833
Average Price per Sq Ft	\$353	-4.1%	\$368	-1.1%	\$357
Median Sales Price	\$615,000	-15.2%	\$725,000	4.8%	\$587,000
Number of Sales (Closed)	6	-14.3%	7	0.0%	6
Days on Market (From Last List Date)	25	-47.9%	48	78.6%	14
Listing Discount (From Last List Price)	2.6%		2.0%		0.4%
Listing Inventory	9	-40.0%	15	28.6%	7
Months of Supply	4.5	-29.7%	6.4	28.6%	3.5
Entry Price Threshold	\$601,400	3.7%	\$580,000	5.9%	\$568,000
Average Sale Square Footage	1,944	-1.0%	1,964	15.1%	1,689

By Sales Share Weston

Finance	Current Quarter	Prior Year Quarter
Single Family Cash	33.1%	29.0%
Single Family Mortgage	66.9%	71.0%
Condo Cash	39.2%	56.0%
Condo Mortgage	60.8%	44.0%

Price	Current Quarter	Prior Year Quarter	Over/Under Last List	Current Quarter	Prior Year Quarter
Single Family + Condo			Single Family Over	6.5%	16.6%
< \$350K	7.4%	9.7%	Single Family At	12.2%	20.7%
\$350K - \$499K	10.5%	9.7%	Single Family Under	81.3%	62.8%
\$500K - \$699K	17.9%	27.2%	Condo Over	5.9%	34.0%
\$700K - \$999K	30.0%	24.1%	Condo At	17.6%	26.0%
\$1M - \$1.9M	29.5%	26.2%	Condo Under	76.5%	40.0%
\$2M+	4.7%	3.1%			

Questions or comments? Email report author Jonathan Miller at jmiller@millersamuel.com
Methodology: millersamuel.com/research-reports/methodology

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