

# Elliman Report

## Q4-2024 Weston, FL Sales

### Single Family

#### Dashboard

YEAR-OVER-YEAR

**+ 12.9%**  
Prices Median Sales Price

**- 8.4%**  
Sales Closed Sales

**+ 41.3%**  
Inventory Total Inventory

**+ 1.8%**  
Negotiability Listing Discount

### Condo

#### Dashboard

YEAR-OVER-YEAR

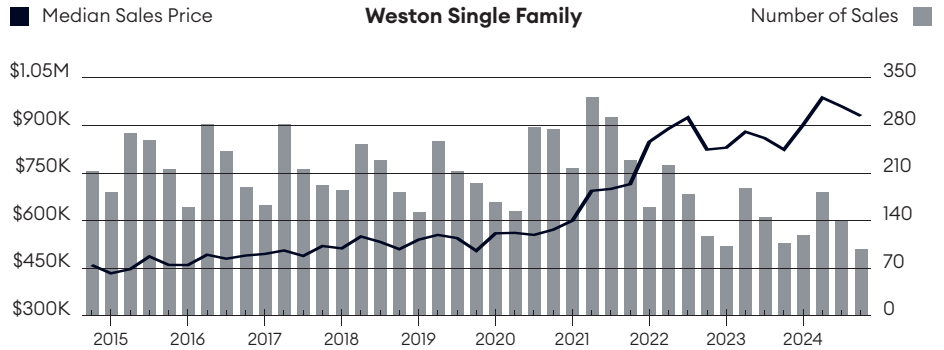
**+ 15.1%**  
Prices Median Sales Price

**- 6.7%**  
Sales Closed Sales

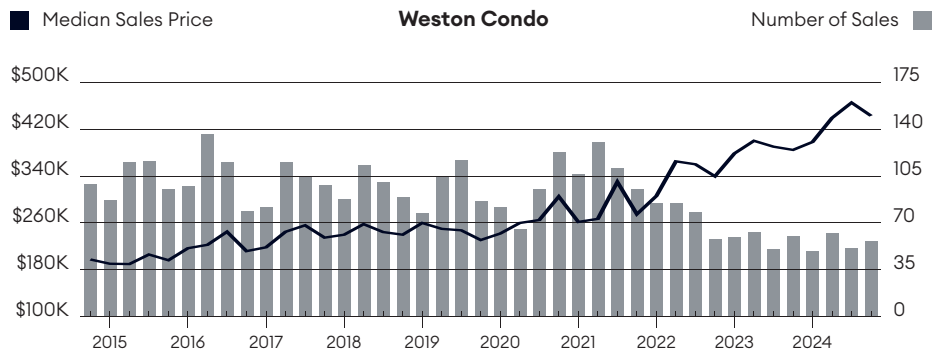
**+ 91.5%**  
Inventory Total Inventory

**+ 1.6%**  
Negotiability Listing Discount

- Single family price trend indicators had mixed results year over year as sales slipped
- Single family listing inventory expanded year over year for the fifth time
- Condo price trend indicators expanded annually as sales slipped



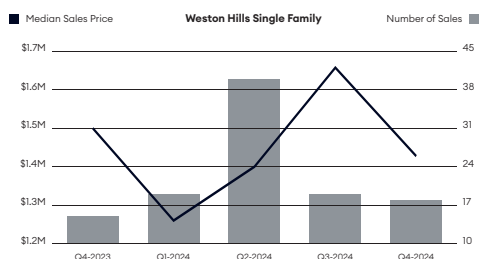
Weston Single Family Matrix	Q4-2024	%Δ (QTR)	Q3-2024	%Δ (YR)	Q4-2023
Average Sales Price	\$1,083,928	-4.3%	\$1,132,145	-5.6%	\$1,148,260
Average Price Per Sq Ft	\$422	-0.2%	\$423	-2.8%	\$434
Median Sales Price	\$930,000	-3.1%	\$960,000	12.9%	\$824,000
Number of Sales (Closed)	98	-29.5%	139	-8.4%	107
Days on Market (From Last List Date)	64	64.1%	39	16.4%	55
Listing Discount (From Last List Price)	5.6%		5.0%		3.8%
Listing Inventory	171	-16.6%	205	41.3%	121
Months of Supply	5.2	18.2%	4.4	52.9%	3.4
Average Square Feet	2,671	-0.9%	2,694	0.7%	2,652



Weston Condos Matrix	Q4-2024	%Δ (QTR)	Q3-2024	%Δ (YR)	Q4-2023
Average Sales Price	\$451,388	-2.0%	\$460,533	5.4%	\$428,199
Average Price Per Sq Ft	\$333	1.5%	\$328	4.7%	\$318
Median Sales Price	\$442,500	-4.8%	\$465,000	15.1%	\$384,500
Number of Sales (Closed)	56	9.8%	51	-6.7%	60
Days on Market (From Last List Date)	53	1.9%	52	76.7%	30
Listing Discount (From Last List Price)	3.5%		2.4%		1.9%
Listing Inventory	90	-3.2%	93	91.5%	47
Months of Supply	4.8	-12.7%	5.5	100.0%	2.4
Average Square Feet	1,355	-3.4%	1,403	0.4%	1,349

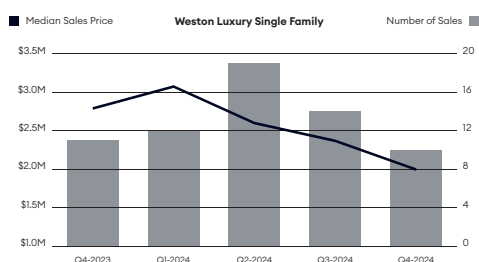


## Weston Hills



Weston Hills Single Family Matrix	Q4-2024	%Δ (QTR)	Q3-2024	%Δ (YR)	Q4-2023
Average Sales Price	\$1,494,111	-11.3%	\$1,683,628	-6.7%	\$1,601,600
Average Price Per Sq Ft	\$436	-5.4%	\$461	-4.6%	\$457
Median Sales Price	\$1,427,500	-13.9%	\$1,657,500	-4.8%	\$1,500,000
Number of Sales (Closed)	18	-5.3%	19	20.0%	15
Days on Market (From Last List Date)	97	110.9%	46	185.3%	34
Listing Discount (From Last List Price)	6.5%		6.9%		2.6%
Listing Inventory	38	-2.6%	39	22.6%	31
Months of Supply	6.3	1.6%	6.2	1.6%	6.2
Average Square Feet	3,427	-6.2%	3,654	-2.1%	3,502

## Luxury



Luxury Single Family Matrix (Top 10% of Sales)	Q4-2024	%Δ (QTR)	Q3-2024	%Δ (YR)	Q4-2023
Average Sales Price	\$2,463,200	0.5%	\$2,450,817	-27.8%	\$3,409,505
Average Price per Sq Ft	\$573	7.9%	\$531	-4.5%	\$600
Median Sales Price	\$1,996,000	-15.7%	\$2,368,750	-28.5%	\$2,790,000
Number of Sales (Closed)	10	-28.6%	14	-9.1%	11
Days on Market (From Last List Date)	82	-5.7%	87	-38.3%	133
Listing Discount (From Last List Price)	8.8%		8.3%		6.4%
Listing Inventory	52	36.8%	38	62.5%	32
Months of Supply	15.6	92.6%	8.1	79.3%	8.7
Entry Price Threshold	\$1,565,000	-16.3%	\$1,870,088	-10.6%	\$1,750,000
Average Sale Square Footage	4,301	-6.9%	4,620	-24.3%	5,684



Luxury Condo Matrix (Top 10% of Sales)	Q4-2024	%Δ (QTR)	Q3-2024	%Δ (YR)	Q4-2023
Average Sales Price	\$696,333	1.5%	\$686,067	3.5%	\$673,071
Average Price per Sq Ft	\$385	9.1%	\$353	2.1%	\$377
Median Sales Price	\$668,500	8.7%	\$615,000	-1.5%	\$679,000
Number of Sales (Closed)	6	0.0%	6	-14.3%	7
Days on Market (From Last List Date)	38	52.0%	25	52.0%	25
Listing Discount (From Last List Price)	2.6%		2.6%		1.8%
Listing Inventory	7	-22.2%	9	40.0%	5
Months of Supply	3.5	-22.2%	4.5	66.7%	2.1
Entry Price Threshold	\$624,000	3.8%	\$601,400	6.7%	\$585,000
Average Sale Square Footage	1,807	-7.0%	1,944	1.2%	1,785

## By Sales Share Weston

Finance	Current Quarter	Prior Year Quarter
Single Family Cash	25.5%	22.4%
Single Family Mortgage	74.5%	77.6%
Condo Cash	46.4%	46.7%
Condo Mortgage	53.6%	53.3%

Price	Current Quarter	Prior Year Quarter
Single Family + Condo		
< \$350K	10.4%	12.0%
\$350K - \$499K	15.6%	16.2%
\$500K - \$699K	22.7%	22.8%
\$700K - \$999K	22.7%	25.7%
\$1M - \$1.9M	25.3%	18.0%
\$2M+	3.2%	5.4%

Over/Under Last List	Current Quarter	Prior Year Quarter
Single Family Over	5.1%	15.9%
Single Family At	9.2%	12.1%
Single Family Under	85.7%	72.0%
Condo Over	0.0%	18.3%
Condo At	19.6%	26.7%
Condo Under	80.4%	55.0%

Questions or comments? Email report author Jonathan Miller at [jmiller@millersamuel.com](mailto:jmiller@millersamuel.com)  
Methodology: [millersamuel.com/research-reports/methodology](http://millersamuel.com/research-reports/methodology)

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