

Elliman Report

Q1-2025

Weston, FL Sales

Single Family

Dashboard

YEAR-OVER-YEAR

- + **0.6%**
Prices Median Sales Price
- **10.9%**
Sales Closed Sales
- + **78.8%**
Inventory Total Inventory
- + **0.4%**
Negotiability Listing Discount

Condo

Dashboard

YEAR-OVER-YEAR

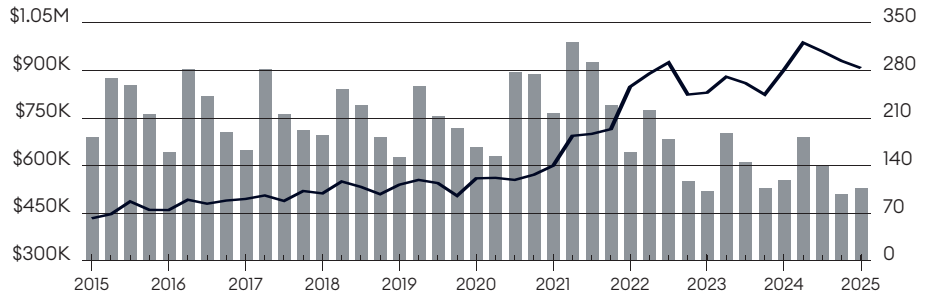
- + **1.1%**
Prices Median Sales Price
- + **6.1%**
Sales Closed Sales
- + **111.5%**
Inventory Total Inventory
- + **0.7%**
Negotiability Listing Discount

- Single family price trend indicators had mixed year over year results as sales declined
- Single family listing inventory expanded year over year
- Condo price trend indicators and sales continued to increase year over year

Median Sales Price

Weston Single Family

Number of Sales

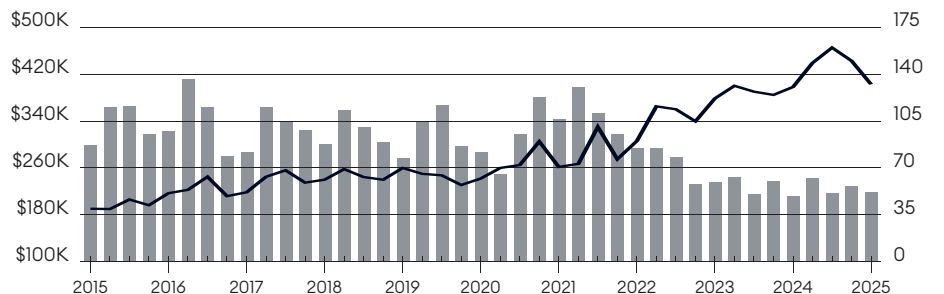


Weston Single Family Matrix	Q1-2025	%Δ (QTR)	Q4-2024	%Δ (YR)	Q1-2024
Average Sales Price	\$1,019,070	-6.0%	\$1,083,928	-14.0%	\$1,185,462
Average Price Per Sq Ft	\$401	-5.0%	\$422	-8.4%	\$438
Median Sales Price	\$907,500	-2.4%	\$930,000	0.6%	\$902,100
Number of Sales (Closed)	106	8.2%	98	-10.9%	119
Days on Market (From Last List Date)	67	4.7%	64	17.5%	57
Listing Discount (From Last List Price)	4.9%		5.6%		4.5%
Listing Inventory	211	23.4%	171	78.8%	118
Months of Supply	6.0	15.4%	5.2	100.0%	3.0
Average Square Feet	2,541	-4.9%	2,671	-6.1%	2,706

Median Sales Price

Weston Condo

Number of Sales

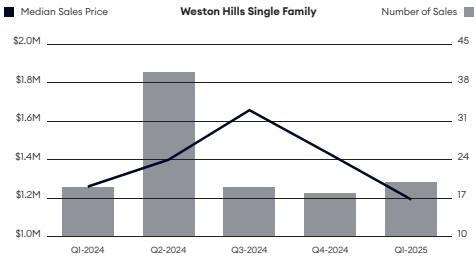


Weston Condos Matrix	Q1-2025	%Δ (QTR)	Q4-2024	%Δ (YR)	Q1-2024
Average Sales Price	\$435,154	-3.6%	\$451,388	4.2%	\$417,755
Average Price Per Sq Ft	\$318	-4.5%	\$333	3.2%	\$308
Median Sales Price	\$402,500	-9.0%	\$442,500	1.1%	\$398,000
Number of Sales (Closed)	52	-7.1%	56	6.1%	49
Days on Market (From Last List Date)	87	64.2%	53	93.3%	45
Listing Discount (From Last List Price)	3.3%		3.5%		2.6%
Listing Inventory	110	22.2%	90	111.5%	52
Months of Supply	6.3	31.3%	4.8	96.9%	3.2
Average Square Feet	1,370	1.1%	1,355	1.0%	1,357



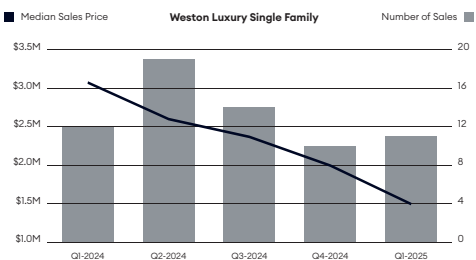
Prepared by Miller Samuel Real Estate Appraisers & Consultants

Weston Hills



Weston Hills Single Family Matrix	Q1-2025	%Δ (QTR)	Q4-2024	%Δ (YR)	Q1-2024
Average Sales Price	\$1,420,750	-4.9%	\$1,494,111	2.6%	\$1,385,347
Average Price Per Sq Ft	\$438	0.5%	\$436	3.5%	\$423
Median Sales Price	\$1,193,250	-16.4%	\$1,427,500	-5.3%	\$1,260,000
Number of Sales (Closed)	20	11.1%	18	5.3%	19
Days on Market (From Last List Date)	84	-13.4%	97	18.3%	71
Listing Discount (From Last List Price)	5.4%		6.5%		6.5%
Listing Inventory	45	18.4%	38	50.0%	30
Months of Supply	6.8	7.9%	6.3	44.7%	4.7
Average Square Feet	3,281	-4.3%	3,427	0.1%	3,278

Luxury



Luxury Single Family Matrix (Top 10% of Sales)	Q1-2025	%Δ (QTR)	Q4-2024	%Δ (YR)	Q1-2024
Average Sales Price	\$2,106,455	-14.5%	\$2,463,200	-36.3%	\$3,309,417
Average Price per Sq Ft	\$517	-9.8%	\$573	-19.5%	\$642
Median Sales Price	\$1,495,000	-25.1%	\$1,996,000	-51.4%	\$3,075,000
Number of Sales (Closed)	11	10.0%	10	-8.3%	12
Days on Market (From Last List Date)	63	-23.2%	82	-55.6%	142
Listing Discount (From Last List Price)	5.7%		8.8%		6.0%
Listing Inventory	85	63.5%	52	97.7%	43
Months of Supply	23.2	48.7%	15.6	114.8%	10.8
Entry Price Threshold	\$1,323,500	-15.4%	\$1,565,000	-26.5%	\$1,800,000
Average Sale Square Footage	4,070	-5.4%	4,301	-21.0%	5,152



Luxury Condo Matrix (Top 10% of Sales)	Q1-2025	%Δ (QTR)	Q4-2024	%Δ (YR)	Q1-2024
Average Sales Price	\$701,667	0.8%	\$696,333	3.3%	\$679,200
Average Price per Sq Ft	\$345	-10.4%	\$385	8.8%	\$317
Median Sales Price	\$695,000	4.0%	\$668,500	-2.1%	\$710,000
Number of Sales (Closed)	6	0.0%	6	20.0%	5
Days on Market (From Last List Date)	78	105.3%	38	129.4%	34
Listing Discount (From Last List Price)	3.9%		2.6%		0.8%
Listing Inventory	10	42.9%	7	-9.1%	11
Months of Supply	5.0	42.9%	3.5	-24.2%	6.6
Entry Price Threshold	\$620,000	-0.6%	\$624,000	7.8%	\$575,000
Average Sale Square Footage	2,031	12.4%	1,807	-5.3%	2,145

By Sales Share Weston

Finance	Current Quarter	Prior Year Quarter
Single Family Cash	31.1%	35.3%
Single Family Mortgage	68.9%	64.7%
Condo Cash	48.1%	53.1%
Condo Mortgage	51.9%	46.9%

Price	Current Quarter	Prior Year Quarter
Single Family + Condo		
< \$350K	11.4%	11.3%
\$350K – \$499K	10.8%	12.5%
\$500K – \$699K	20.9%	18.5%
\$700K – \$999K	29.7%	26.8%
\$1M – \$1.9M	25.3%	24.4%
\$2M+	1.9%	6.5%

Over/Under Last List	Current Quarter	Prior Year Quarter
Single Family Over	2.8%	8.4%
Single Family At	12.3%	21.8%
Single Family Under	84.9%	69.7%
Condo Over	1.9%	10.2%
Condo At	7.7%	12.2%
Condo Under	90.4%	77.6%

Questions or comments? Email report author
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Methodology: millersamuel.com/research-reports/methodology

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