

Elliman Report

Q2-2025 Wellington, FL Sales

Single Family

Dashboard

YEAR-OVER-YEAR

+ 0.7%
Prices Median Sales Price

- 12.8%
Sales Closed Sales

+ 2.3%
Inventory Total Inventory

+ 7 days
Marketing Time
Days on Market

Condo

Dashboard

YEAR-OVER-YEAR

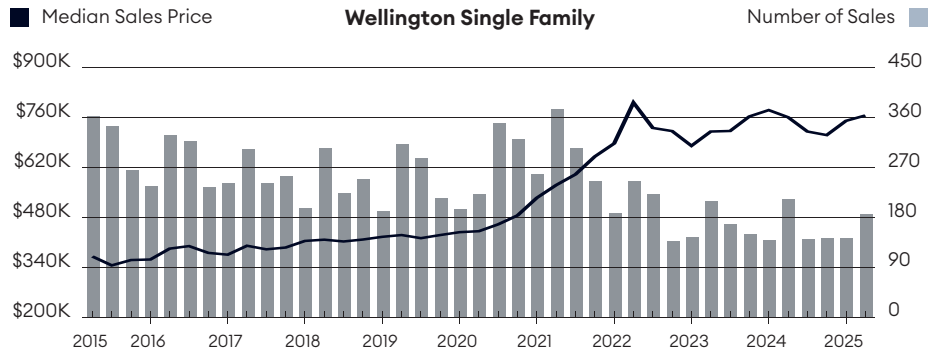
- 8.0%
Prices Median Sales Price

- 25.8%
Sales Closed Sales

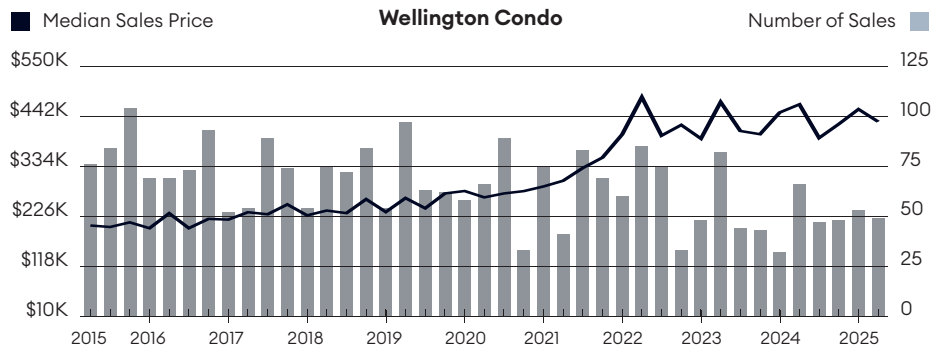
+ 46.8%
Inventory Total Inventory

+ 1 days
Marketing Time
Days on Market

- Single family price trend indicators pushed higher annually as sales declined
- Condo price trend indicators were mixed as sales declined



Wellington Single Family Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$1,295,456	6.8%	\$1,212,615	2.3%	\$1,265,735
Average Price Per Sq Ft	\$468	5.2%	\$445	4.9%	\$446
Median Sales Price	\$765,000	2.0%	\$750,000	0.7%	\$760,000
Number of Sales (Closed)	184	30.5%	141	-12.8%	211
Days on Market (From Last List Date)	73	-3.9%	76	10.6%	66
Listing Discount (From Last List Price)	6.0%		5.3%		5.9%
Listing Inventory	352	-10.2%	392	2.3%	344
Months of Supply	5.7	-31.3%	8.3	16.3%	4.9
Average Square Feet	2,724	0.0%	2,725	-2.3%	2,788



Wellington Condo Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$564,841	-3.5%	\$585,173	2.3%	\$552,227
Average Price Per Sq Ft	\$350	-3.3%	\$362	5.1%	\$333
Median Sales Price	\$430,000	-5.9%	\$457,000	-8.0%	\$467,500
Number of Sales (Closed)	49	-7.5%	53	-25.8%	66
Days on Market (From Last List Date)	71	-15.5%	84	1.4%	70
Listing Discount (From Last List Price)	5.0%		7.6%		7.2%
Listing Inventory	138	-13.2%	159	46.8%	94
Months of Supply	8.4	-6.7%	9.0	95.3%	4.3
Average Square Feet	1,614	-0.2%	1,617	-2.7%	1,658



Prepared by Miller Samuel Real Estate Appraisers & Consultants

Single family median sales price edged higher by 0.7% annually to \$765,000. Single family sales fell annually by 12.8% to 184 as listing inventory rose 2.3%, slowing the pace of the market. As a result, the market pace to sell all listing inventory at the current sales rate was 16.3% slower annually, with a months of supply of 5.7 months. The median sales price of condos

fell year over year by 8% to \$430,000. Condo sales fell 25.8% annually to 49, while listing inventory grew 46.8% to 138, slowing the pace of the market by half. The market pace, the number of months to sell all listing inventory at the current sales rate, was 95.3% slower annually, with a months of supply of 8.4 months. The luxury condo market, comprising

the top ten percent of all condo sales starting at \$1,150,000 this quarter, also saw a record median sales price of \$1,795,000, surging 67% annually. Both average sales price and average price per square foot results also surged. Luxury condo inventory remained stable at 21.

Luxury

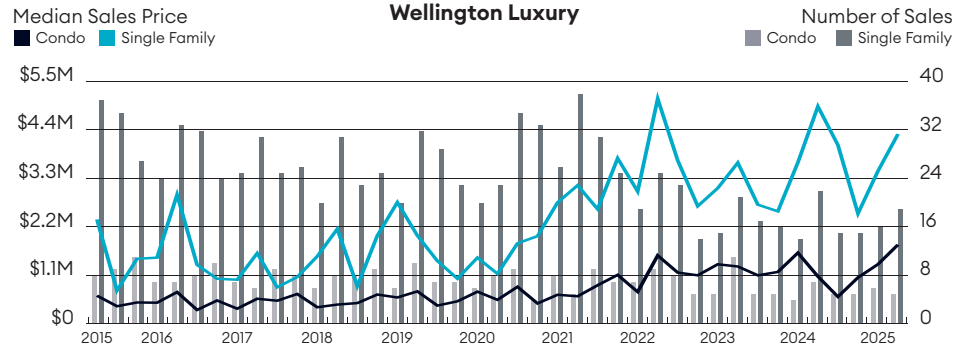
- Single family median sales price slipped for the third time
- Single family listing inventory increased for the fourth time
- Condo price trend indicators surged annually
- Condo listing inventory showed stability year over year

Luxury Single Family Mix	Sales Share	Volume Share
> \$5M (%)	3.8%	28.0%
\$1M – \$5M (%)	22.3%	32.6%
Min. – \$1M (%)	73.9%	39.3%

Luxury Condo Mix	Sales Share	Volume Share
> \$1M (%)	100.0%	100.0%
\$500K – \$1M (%)	0.0%	0.0%
Min. – \$500K (%)	0.0%	0.0%

Single Family With Two+ Acres

- Price trend indicators showed mixed year over year results
- Sales increased year over year for the second time
- Listing inventory edged higher annually for the ninth time in ten quarters



Luxury Single Family Matrix (Top 10% of Sales)	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$5,622,346	28.5%	\$4,374,938	11.7%	\$5,031,318
Average Price per Sq Ft	\$1,308	23.2%	\$1,062	22.8%	\$1,065
Median Sales Price	\$4,300,000	24.2%	\$3,462,500	-12.7%	\$4,925,000
Number of Sales (Closed)	19	18.8%	16	-13.6%	22
Days on Market (From Last List Date)	142	17.4%	121	11.8%	127
Listing Discount (From Last List Price)	6.8%		5.7%		7.2%
Listing Inventory	95	-16.7%	114	31.9%	72
Months of Supply	15.0	-29.9%	21.4	53.1%	9.8
Entry Price Threshold	\$2,250,000	-18.2%	\$2,750,000	-7.0%	\$2,420,000
Average Square Feet	4,326	5.0%	4,121	-7.5%	4,678

Luxury Condo Matrix (Top 10% of Sales)	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$1,637,000	0.7%	\$1,625,000	36.6%	\$1,198,143
Average Price per Sq Ft	\$756	-10.2%	\$842	40.5%	\$538
Median Sales Price	\$1,795,000	33.0%	\$1,350,000	67.0%	\$1,075,000
Number of Sales (Closed)	5	-16.7%	6	-28.6%	7
Days on Market (From Last List Date)	68	-56.1%	155	44.7%	47
Listing Discount (From Last List Price)	6.7%		8.1%		13.3%
Listing Inventory	21	-53.3%	45	0.0%	21
Months of Supply	12.6	-44.0%	22.5	40.0%	9.0
Entry Price Threshold	\$1,150,000	31.4%	\$875,000	21.1%	\$950,000
Average Square Feet	2,165	12.1%	1,931	-2.8%	2,228

Wellington Single Family 2+ Acres Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$5,365,321	4.3%	\$5,146,125	31.4%	\$4,083,692
Average Price per Sq Ft	\$1,359	7.0%	\$1,270	36.7%	\$994
Median Sales Price	\$3,125,000	-43.6%	\$5,537,500	-31.2%	\$4,545,000
Number of Sales (Closed)	14	75.0%	8	7.7%	13
Days on Market (From Last List Date)	123	-18.5%	151	7.0%	115
Listing Discount (From Last List Price)	7.5%		4.4%		8.0%
Listing Inventory	49	-25.8%	66	4.3%	47
Months of Supply	10.5	-57.7%	24.8	-2.8%	10.8
Average Square Feet	3,971	-2.0%	4,053	0.7%	3,942

Questions or comments? Email report author
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Methodology: [millersamuel.com/research-reports/methodology](https://www.millersamuel.com/research-reports/methodology)

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