

Elliman Report

Q2-2025 Weston, FL Sales

Single Family

Dashboard

YEAR-OVER-YEAR

- + 1.3%**
Prices Median Sales Price
- 18.1%**
Sales Closed Sales
- + 55.2%**
Inventory Total Inventory
- + 0.6%**
Negotiability Listing Discount

Condo

Dashboard

YEAR-OVER-YEAR

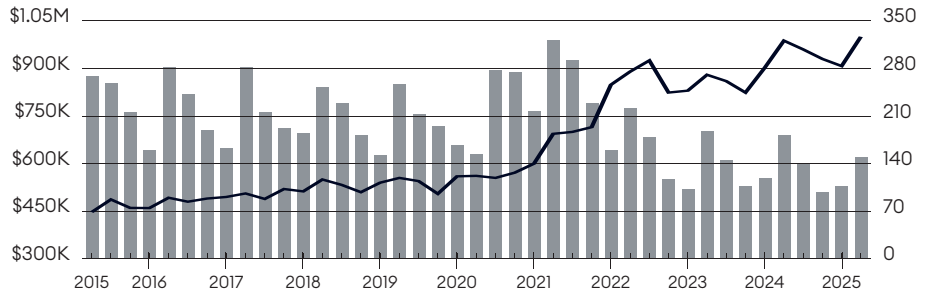
- 8.4%**
Prices Median Sales Price
- 19.4%**
Sales Closed Sales
- + 85.1%**
Inventory Total Inventory
- + 2.3%**
Negotiability Listing Discount

- Single family average and median sales prices rose to record highs
- Single family sales declined as listing inventory expanded annually
- Condo price trend indicators fell short of year-ago levels

Median Sales Price

Weston Single Family

Number of Sales

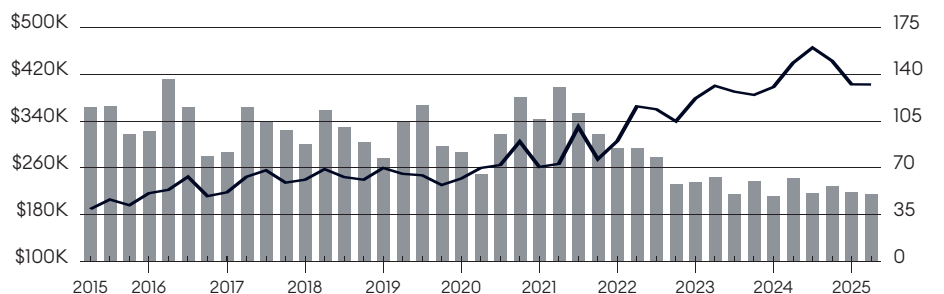


Weston Single Family Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$1,268,022	24.4%	\$1,019,070	9.6%	\$1,157,273
Average Price Per Sq Ft	\$432	7.7%	\$401	0.7%	\$429
Median Sales Price	\$1,000,000	10.2%	\$907,500	1.3%	\$987,500
Number of Sales (Closed)	149	40.6%	106	-18.1%	182
Days on Market (From Last List Date)	56	-16.4%	67	47.4%	38
Listing Discount (From Last List Price)	5.4%		4.9%		4.8%
Listing Inventory	253	19.9%	211	55.2%	163
Months of Supply	5.1	-15.0%	6.0	88.9%	2.7
Average Square Feet	2,777	9.3%	2,541	2.9%	2,700

Median Sales Price

Weston Condo

Number of Sales

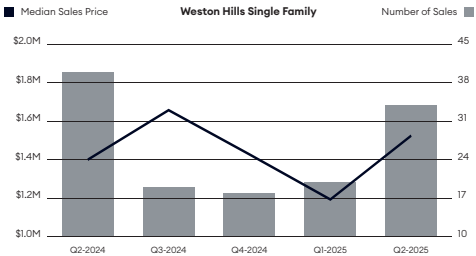


Weston Condos Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$421,577	-3.1%	\$435,154	-5.6%	\$446,476
Average Price Per Sq Ft	\$309	-2.8%	\$318	-4.6%	\$324
Median Sales Price	\$402,250	-0.1%	\$402,500	-8.4%	\$439,000
Number of Sales (Closed)	50	-3.8%	52	-19.4%	62
Days on Market (From Last List Date)	50	-42.5%	87	25.0%	40
Listing Discount (From Last List Price)	4.4%		3.3%		2.1%
Listing Inventory	137	24.5%	110	85.1%	74
Months of Supply	8.2	30.2%	6.3	127.8%	3.6
Average Square Feet	1,365	-0.4%	1,370	-0.8%	1,376



Prepared by Miller Samuel Real Estate Appraisers & Consultants

Weston Hills



Weston Hills Single Family Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$1,620,699	14.1%	\$1,420,750	-0.3%	\$1,626,194
Average Price Per Sq Ft	\$453	3.4%	\$438	-2.8%	\$466
Median Sales Price	\$1,525,000	27.8%	\$1,193,250	8.9%	\$1,400,000
Number of Sales (Closed)	34	70.0%	20	-15.0%	40
Days on Market (From Last List Date)	50	-40.5%	84	4.2%	48
Listing Discount (From Last List Price)	5.6%		5.4%		6.1%
Listing Inventory	34	-24.4%	45	-12.8%	39
Months of Supply	3.0	-55.9%	6.8	3.4%	2.9
Average Square Feet	3,580	9.1%	3,281	1.3%	3,534

Luxury



Luxury Single Family Matrix (Top 10% of Sales)	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$3,357,800	59.4%	\$2,106,455	30.3%	\$2,576,579
Average Price per Sq Ft	\$603	16.6%	\$517	16.4%	\$518
Median Sales Price	\$2,200,000	47.2%	\$1,495,000	-15.4%	\$2,600,000
Number of Sales (Closed)	15	36.4%	11	-21.1%	19
Days on Market (From Last List Date)	54	-14.3%	63	-11.5%	61
Listing Discount (From Last List Price)	6.6%		5.7%		7.1%
Listing Inventory	40	-52.9%	85	5.3%	38
Months of Supply	8.0	-65.5%	23.2	33.3%	6.0
Entry Price Threshold	\$1,900,000	43.6%	\$1,323,500	-0.5%	\$1,910,000
Average Sale Square Footage	5,567	36.8%	4,070	11.9%	4,975



Luxury Condo Matrix (Top 10% of Sales)	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$719,333	2.5%	\$701,667	-0.5%	\$722,857
Average Price per Sq Ft	\$376	9.0%	\$345	2.2%	\$368
Median Sales Price	\$667,500	-4.0%	\$695,000	-7.9%	\$725,000
Number of Sales (Closed)	6	0.0%	6	-14.3%	7
Days on Market (From Last List Date)	29	-62.8%	78	-39.6%	48
Listing Discount (From Last List Price)	4.3%		3.9%		2.0%
Listing Inventory	14	40.0%	10	-6.7%	15
Months of Supply	7.0	40.0%	5.0	9.4%	6.4
Entry Price Threshold	\$594,000	-4.2%	\$620,000	2.4%	\$580,000
Average Sale Square Footage	1,911	-5.9%	2,031	-2.7%	1,964

By Sales Share Weston

Finance	Current Quarter	Prior Year Quarter
Single Family Cash	24.2%	22.5%
Single Family Mortgage	75.8%	77.5%
Condo Cash	48.0%	43.5%
Condo Mortgage	52.0%	56.5%

Price	Current Quarter	Prior Year Quarter
Single Family + Condo		
< \$350K	11.1%	7.4%
\$350K – \$499K	7.5%	11.1%
\$500K – \$699K	15.1%	17.6%
\$700K – \$999K	28.1%	27.0%
\$1M – \$1.9M	32.2%	30.3%
\$2M+	6.0%	6.6%

Over/Under Last List	Current Quarter	Prior Year Quarter
Single Family Over	2.7%	14.3%
Single Family At	12.8%	11.0%
Single Family Under	84.6%	74.7%
Condo Over	0.0%	12.9%
Condo At	8.0%	14.5%
Condo Under	92.0%	72.6%

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

Douglas Elliman Real Estate
1675 Market Street, Suite 211
Weston Town Center, Weston, FL 33326
954.947.0120 • elliman.com

Miller Samuel Real Estate Appraisers & Consultants
21 West 38th Street, New York, NY 10018
212.768.8100 • millersamuel.com