

Elliman Report

Q3-2025 Weston, FL Sales

Single Family

Dashboard

YEAR-OVER-YEAR

- **5.7%**
Prices Median Sales Price
- + **2.2%**
Sales Closed Sales
- + **8.8%**
Inventory Total Inventory
- + **0.0%**
Negotiability Listing Discount

Condo

Dashboard

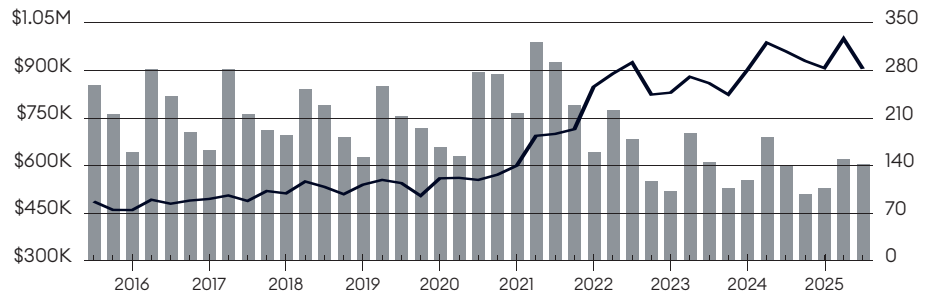
YEAR-OVER-YEAR

- **20.4%**
Prices Median Sales Price
 - + **7.8%**
Sales Closed Sales
 - + **32.3%**
Inventory Total Inventory
 - + **2.5%**
Negotiability Listing Discount
- Single family average and median sales prices fell short of the prior quarter's record
 - Single family sales increased annually for the first time in six quarters
 - Condo sales rose annually for the second time in three quarters

Median Sales Price

Weston Single Family

Number of Sales

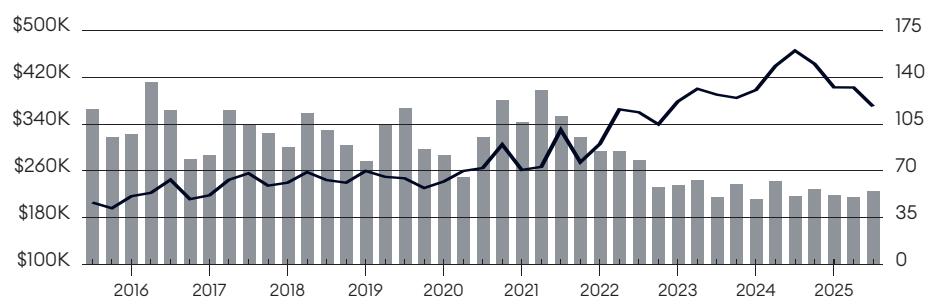


Weston Single Family Matrix	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$1,039,566	-18.0%	\$1,268,022	-8.2%	\$1,132,145
Average Price Per Sq Ft	\$404	-6.5%	\$432	-4.5%	\$423
Median Sales Price	\$905,000	-9.5%	\$1,000,000	-5.7%	\$960,000
Number of Sales (Closed)	142	-4.7%	149	2.2%	139
Days on Market (From Last List Date)	50	-10.7%	56	28.2%	39
Listing Discount (From Last List Price)	5.0%		5.4%		5.0%
Listing Inventory	223	-11.9%	253	8.8%	205
Months of Supply	4.7	-7.8%	5.1	6.8%	4.4
Average Square Feet	2,707	-2.5%	2,777	0.5%	2,694

Median Sales Price

Weston Condo

Number of Sales

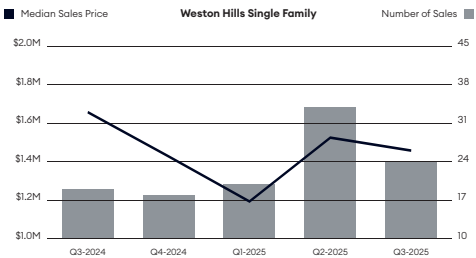


Weston Condos Matrix	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$413,170	-2.0%	\$421,577	-10.3%	\$460,533
Average Price Per Sq Ft	\$296	-4.2%	\$309	-9.8%	\$328
Median Sales Price	\$370,000	-8.0%	\$402,250	-20.4%	\$465,000
Number of Sales (Closed)	55	10.0%	50	7.8%	51
Days on Market (From Last List Date)	71	42.0%	50	36.5%	52
Listing Discount (From Last List Price)	4.9%		4.4%		2.4%
Listing Inventory	123	-10.2%	137	32.3%	93
Months of Supply	6.7	-18.3%	8.2	21.8%	5.5
Average Square Feet	1,395	2.2%	1,365	-0.6%	1,403



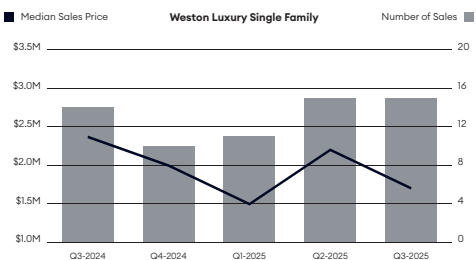
Prepared by Miller Samuel Real Estate Appraisers & Consultants

Weston Hills



Weston Hills Single Family Matrix	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$1,611,333	-0.6%	\$1,620,699	-4.3%	\$1,683,628
Average Price Per Sq Ft	\$469	3.5%	\$453	1.7%	\$461
Median Sales Price	\$1,457,750	-4.4%	\$1,525,000	-12.1%	\$1,657,500
Number of Sales (Closed)	24	-29.4%	34	26.3%	19
Days on Market (From Last List Date)	47	-6.0%	50	2.2%	46
Listing Discount (From Last List Price)	6.3%		5.6%		6.9%
Listing Inventory	35	2.9%	34	-10.3%	39
Months of Supply	4.4	46.7%	3.0	-29.0%	6.2
Average Square Feet	3,434	-4.1%	3,580	-6.0%	3,654

Luxury



Luxury Single Family Matrix (Top 10% of Sales)	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$2,011,086	-40.1%	\$3,357,800	-17.9%	\$2,450,817
Average Price per Sq Ft	\$502	-16.7%	\$603	-5.5%	\$531
Median Sales Price	\$1,700,000	-22.7%	\$2,200,000	-28.2%	\$2,368,750
Number of Sales (Closed)	15	0.0%	15	7.1%	14
Days on Market (From Last List Date)	48	-11.1%	54	-44.8%	87
Listing Discount (From Last List Price)	6.5%		6.6%		8.3%
Listing Inventory	55	37.5%	40	44.7%	38
Months of Supply	11.0	37.5%	8.0	35.8%	8.1
Entry Price Threshold	\$1,520,000	-20.0%	\$1,900,000	-18.7%	\$1,870,088
Average Sale Square Footage	4,007	-28.0%	5,567	-13.3%	4,620



Luxury Condo Matrix (Top 10% of Sales)	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$711,667	-1.1%	\$719,333	3.7%	\$686,067
Average Price per Sq Ft	\$324	-13.8%	\$376	-8.2%	\$353
Median Sales Price	\$672,500	0.7%	\$667,500	9.3%	\$615,000
Number of Sales (Closed)	6	0.0%	6	0.0%	6
Days on Market (From Last List Date)	129	344.8%	29	416.0%	25
Listing Discount (From Last List Price)	5.1%		4.3%		2.6%
Listing Inventory	10	-28.6%	14	11.1%	9
Months of Supply	5.0	-28.6%	7.0	11.1%	4.5
Entry Price Threshold	\$580,000	-2.4%	\$594,000	-3.6%	\$601,400
Average Sale Square Footage	2,195	14.9%	1,911	12.9%	1,944

By Sales Share Weston

Finance	Current Quarter	Prior Year Quarter
Single Family Cash	21.8%	33.1%
Single Family Mortgage	78.2%	66.9%
Condo Cash	49.1%	39.2%
Condo Mortgage	50.9%	60.8%

Price	Current Quarter	Prior Year Quarter
Single Family + Condo		
< \$350K	11.7%	7.4%
\$350K – \$499K	9.6%	10.5%
\$500K – \$699K	17.8%	17.9%
\$700K – \$999K	31.0%	30.0%
\$1M – \$1.9M	26.9%	29.5%
\$2M+	3.0%	4.7%

Over/Under Last List	Current Quarter	Prior Year Quarter
Single Family Over	2.1%	6.5%
Single Family At	8.5%	12.2%
Single Family Under	89.4%	81.3%
Condo Over	1.8%	5.9%
Condo At	10.9%	17.6%
Condo Under	87.3%	76.5%

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

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