

Elliman Report

Q4-2025 Weston, FL Sales

Single Family

Dashboard

YEAR-OVER-YEAR

- **5.4%**
Prices Median Sales Price
- + **43.9%**
Sales Closed Sales
- + **14.0%**
Inventory Total Inventory
- **0.8%**
Negotiability Listing Discount

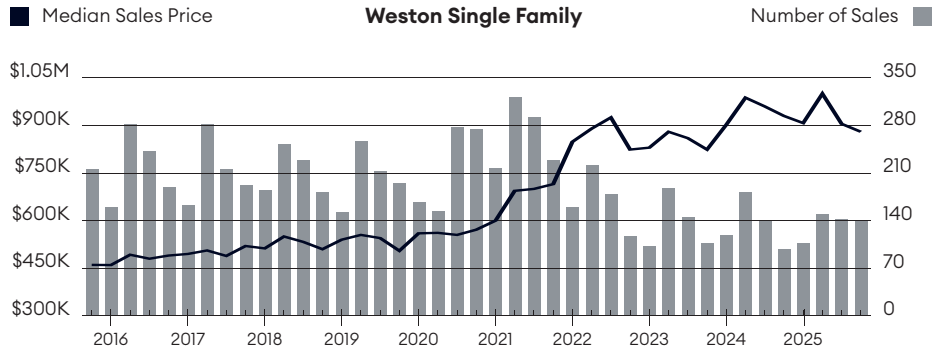
Condo

Dashboard

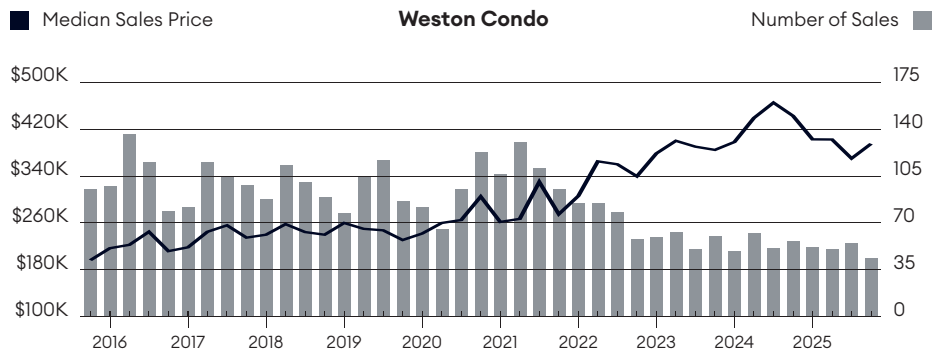
YEAR-OVER-YEAR

- **10.7%**
Prices Median Sales Price
- **21.4%**
Sales Closed Sales
- + **25.6%**
Inventory Total Inventory
- **0.1%**
Negotiability Listing Discount

- Single family price trend indicators continued to drift lower
- Single family sales surged year over year as listing inventory continued to rise
- Condo sales declined year over year for the second time in three quarters

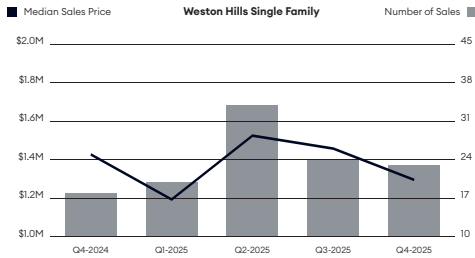


Weston Single Family Matrix	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$1,058,208	1.8%	\$1,039,566	-2.4%	\$1,083,928
Average Price Per Sq Ft	\$397	-1.7%	\$404	-5.9%	\$422
Median Sales Price	\$880,000	-2.8%	\$905,000	-5.4%	\$930,000
Number of Sales (Closed)	141	-0.7%	142	43.9%	98
Days on Market (From Last List Date)	66	32.0%	50	3.1%	64
Listing Discount (From Last List Price)	4.8%		5.0%		5.6%
Listing Inventory	195	-12.6%	223	14.0%	171
Months of Supply	4.1	-12.8%	4.7	-21.2%	5.2
Average Square Feet	2,698	-0.3%	2,707	1.0%	2,671



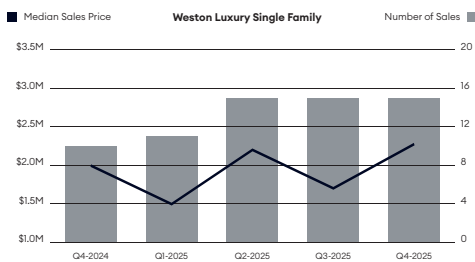
Weston Condos Matrix	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$427,898	3.6%	\$413,170	-5.2%	\$451,388
Average Price Per Sq Ft	\$310	4.7%	\$296	-6.9%	\$333
Median Sales Price	\$395,000	6.8%	\$370,000	-10.7%	\$442,500
Number of Sales (Closed)	44	-20.0%	55	-21.4%	56
Days on Market (From Last List Date)	64	-9.9%	71	20.8%	53
Listing Discount (From Last List Price)	3.4%		4.9%		3.5%
Listing Inventory	113	-8.1%	123	25.6%	90
Months of Supply	7.7	14.9%	6.7	60.4%	4.8
Average Square Feet	1,379	-1.1%	1,395	1.8%	1,355

Weston Hills



Weston Hills Single Family Matrix	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$1,419,913	-11.9%	\$1,611,333	-5.0%	\$1,494,111
Average Price Per Sq Ft	\$445	-5.1%	\$469	2.1%	\$436
Median Sales Price	\$1,295,000	-11.2%	\$1,457,750	-9.3%	\$1,427,500
Number of Sales (Closed)	23	-4.2%	24	27.8%	18
Days on Market (From Last List Date)	64	36.2%	47	-34.0%	97
Listing Discount (From Last List Price)	5.8%		6.3%		6.5%
Listing Inventory	34	-2.9%	35	-10.5%	38
Months of Supply	4.4	0.0%	4.4	-30.2%	6.3
Average Square Feet	3,188	-7.2%	3,434	-7.0%	3,427

Luxury



Luxury Single Family Matrix (Top 10% of Sales)	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$2,410,773	19.9%	\$2,011,086	-2.1%	\$2,463,200
Average Price per Sq Ft	\$506	0.8%	\$502	-11.7%	\$573
Median Sales Price	\$2,275,000	33.8%	\$1,700,000	14.0%	\$1,996,000
Number of Sales (Closed)	15	0.0%	15	50.0%	10
Days on Market (From Last List Date)	64	33.3%	48	-22.0%	82
Listing Discount (From Last List Price)	6.4%		6.5%		8.8%
Listing Inventory	59	7.3%	55	13.5%	52
Months of Supply	11.8	7.3%	11.0	-24.4%	15.6
Entry Price Threshold	\$1,610,000	5.9%	\$1,520,000	2.9%	\$1,565,000
Average Sale Square Footage	4,766	18.9%	4,007	10.8%	4,301



Luxury Condo Matrix (Top 10% of Sales)	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$676,200	-5.0%	\$711,667	-2.9%	\$696,333
Average Price per Sq Ft	\$331	2.2%	\$324	-14.0%	\$385
Median Sales Price	\$690,000	2.6%	\$672,500	3.2%	\$668,500
Number of Sales (Closed)	5	-16.7%	6	-16.7%	6
Days on Market (From Last List Date)	108	-16.3%	129	184.2%	38
Listing Discount (From Last List Price)	2.2%		5.1%		2.6%
Listing Inventory	9	-10.0%	10	28.6%	7
Months of Supply	5.4	8.0%	5.0	54.3%	3.5
Entry Price Threshold	\$641,000	10.5%	\$580,000	2.7%	\$624,000
Average Sale Square Footage	2,040	-7.1%	2,195	12.9%	1,807

By Sales Share Weston

Finance	Current Quarter	Prior Year Quarter
Single Family Cash	22.7%	25.5%
Single Family Mortgage	77.3%	74.5%
Condo Cash	43.2%	46.4%
Condo Mortgage	56.8%	53.6%

Price	Current Quarter	Prior Year Quarter
Single Family + Condo		
< \$350K	10.3%	10.4%
\$350K - \$499K	7.0%	15.6%
\$500K - \$699K	22.7%	22.7%
\$700K - \$999K	30.8%	22.7%
\$1M - \$1.9M	24.9%	25.3%
\$2M+	4.3%	3.2%

Over/Under Last List	Current Quarter	Prior Year Quarter
Single Family Over	2.1%	5.1%
Single Family At	8.5%	9.2%
Single Family Under	89.4%	85.7%
Condo Over	4.5%	0.0%
Condo At	11.4%	19.6%
Condo Under	84.1%	80.4%

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

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