

Elliman Report

Q4-2023 Weston, FL Sales

“While most price indicators increased across the market, those for Weston Hills surged.”

Weston Single Family Matrix	Q4-2023	%Δ (QTR)	Q3-2023	%Δ (YR)	Q4-2022
Average Sales Price	\$1,148,260	12.8%	\$1,017,691	1.7%	\$1,129,510
Average Price Per Sq Ft	\$434	7.7%	\$403	11.0%	\$391
Median Sales Price	\$824,000	-4.2%	\$860,000	0.0%	\$824,000
Number of Sales (Closed)	107	-26.2%	145	-8.5%	117
Days on Market (From Last List Date)	55	37.5%	40	12.2%	49
Listing Discount (From Last List Price)	3.8%		3.1%		2.6%
Listing Inventory	121	23.5%	98	1.7%	119
Months of Supply	3.4	70.0%	2.0	9.7%	3.1
Average Square Feet	2,652	0.1%	2,650	-4.9%	2,789
Weston Condo Matrix	Q4-2023	%Δ (QTR)	Q3-2023	%Δ (YR)	Q4-2022
Average Sales Price	\$428,199	2.1%	\$419,390	12.2%	\$381,709
Average Price Per Sq Ft	\$318	0.6%	\$316	10.8%	\$287
Median Sales Price	\$384,500	-1.4%	\$390,000	13.3%	\$339,500
Number of Sales (Closed)	60	20.0%	50	3.4%	58
Days on Market (From Last List Date)	30	0.0%	30	-25.0%	40
Listing Discount (From Last List Price)	1.9%		1.0%		2.5%
Listing Inventory	47	20.5%	39	74.1%	27
Months of Supply	2.4	4.3%	2.3	71.4%	1.4
Average Square Feet	1,349	0.7%	1,339	1.4%	1,330
Weston Hills Single Family Matrix	Q4-2023	%Δ (QTR)	Q3-2023	%Δ (YR)	Q4-2022
Average Sales Price	\$1,601,600	9.0%	\$1,469,700	32.7%	\$1,206,833
Average Price Per Sq Ft	\$457	5.1%	\$435	23.8%	\$369
Median Sales Price	\$1,500,000	13.0%	\$1,327,500	22.4%	\$1,225,000
Number of Sales (Closed)	15	-25.0%	20	-37.5%	24
Days on Market (From Last List Date)	34	-67.9%	106	-34.6%	52
Listing Discount (From Last List Price)	2.6%		5.1%		6.8%
Listing Inventory	31	63.2%	19	34.8%	23
Months of Supply	6.2	113.8%	2.9	113.8%	2.9
Average Square Feet	3,502	3.6%	3,381	7.1%	3,269