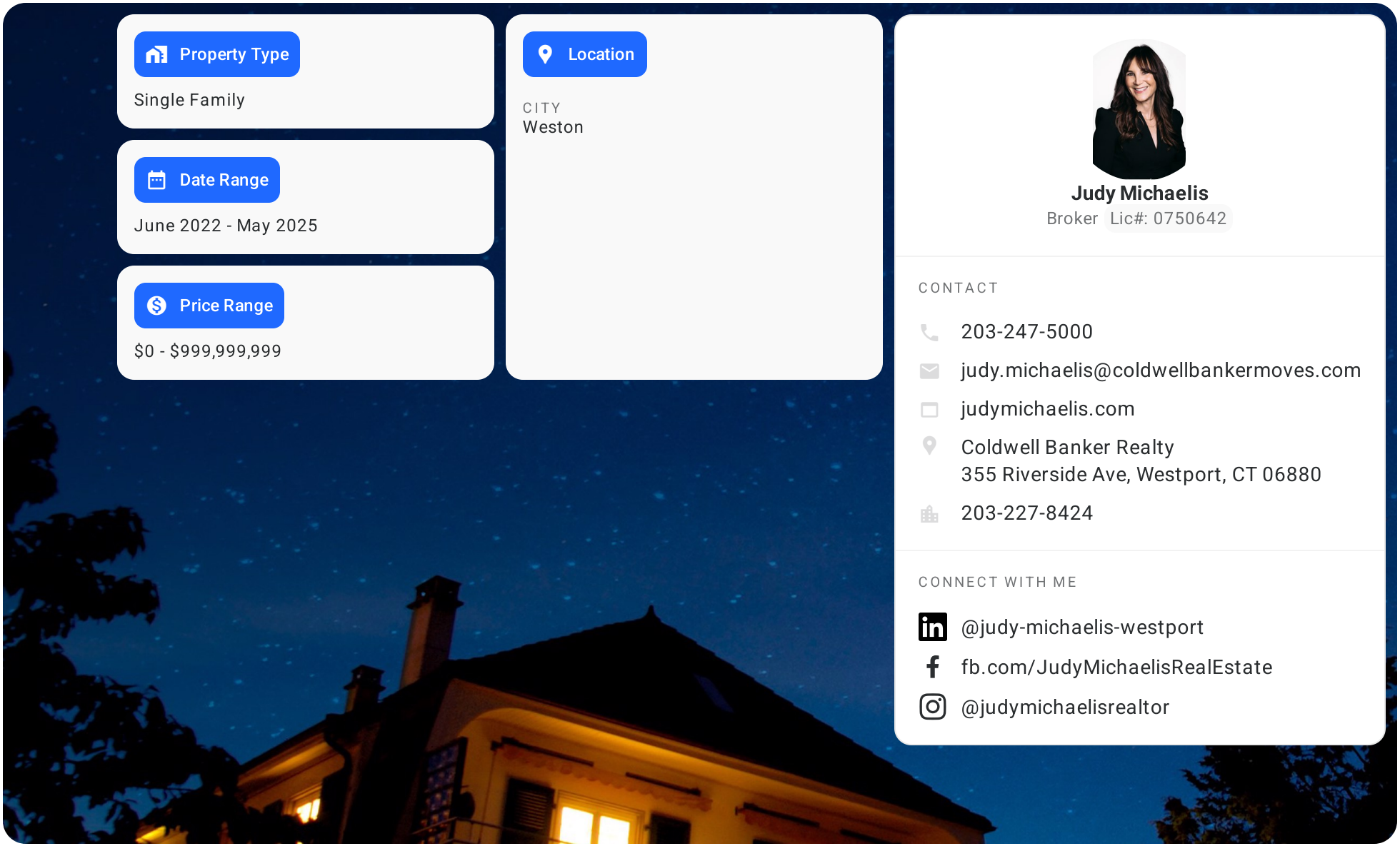
COLDWELL BANKER | REALTY

Market Trends Report
May 2025



Property Type

Single Family

Date Range

June 2022 - May 2025

Price Range

$0 - $999,999,999

Location

CITY
Weston

Judy Michaelis
Broker Lic#: 0750642

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Overview

The overview below shows real estate activity from January 2025 to May 2025. You will see data comparisons between May and the previous month, the last three months and May 2024.

		Monthly Trends			
Overview	**YTD Avg.**	**May**	**April**	**Feb. - Apr.**	**May. 2024**
New Listings	97	31	24	20	27
Average Sales Price per Square Foot	404	451	401	399	362
Average Days on Market	55	26	33	54	54
Number of Properties for Sale	146	44	39	30	41
Average List Price	$1,612,725	$1,668,245	$1,776,226	$1,596,873	$1,583,920
Median List Price	$1,491,580	$1,560,000	$1,650,000	$1,449,633	$1,399,000
Average Sales Price	$1,486,410	$1,654,000	$1,247,929	$1,397,698	$1,558,170
Median Sales Price	$1,331,600	$1,580,000	$990,000	$1,263,333	$1,505,000
Sales Price / List Price Ratio	104.96%	105.68%	107.32%	104.26%	106.47%
Number of Properties Sold	41	6	9	8	12
Month's Supply of Inventory	4	7.33	4.33	3.83	3.42
Absorption Rate	0.37	0.14	0.23	0.29	0.29

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Average & Median Sales Price

The median sales price in May 2025 was $1,580,000, up 59.60% from $990,000 from the previous month and 4.98% higher than $1,505,000 from May 2024. The May 2025 median sales price was at its highest level compared to May 2024 and 2023. The average sales price in May 2025 was $1,654,000, up 32.54% from $1,247,929 from the previous month and 6.15% higher than $1,558,170 from May 2024. The May 2025 average sale price was at its highest level compared to May 2024 and 2023.

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Sales Price / List Price Ratio

The sales price/list price ratio is the average sale price divided by the average list price for sold properties expressed as a percentage. If it is above 100%, homes are selling for more than the list price. If it is less than 100%, homes are selling for less than the list price.The May 2025 sales price/list price ratio was 105.68%, down from 107.32% from the previous month and equal to May 2024.

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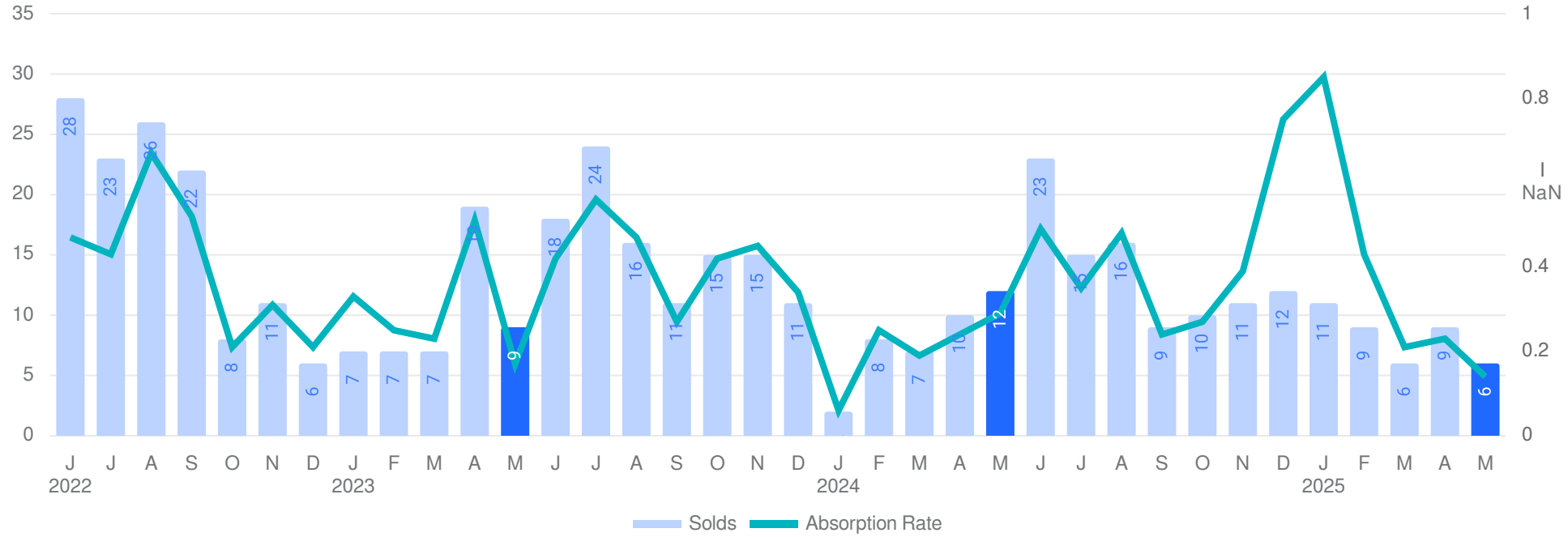
Number of Properties Sold & Absorption Rate

The number of properties sold in May 2025 was 6, down -33.33% from 9 from the previous month and -50.0% lower than 12 from May 2024. The May 2025 sales were at its lowest level compared to May 2024 and 2023. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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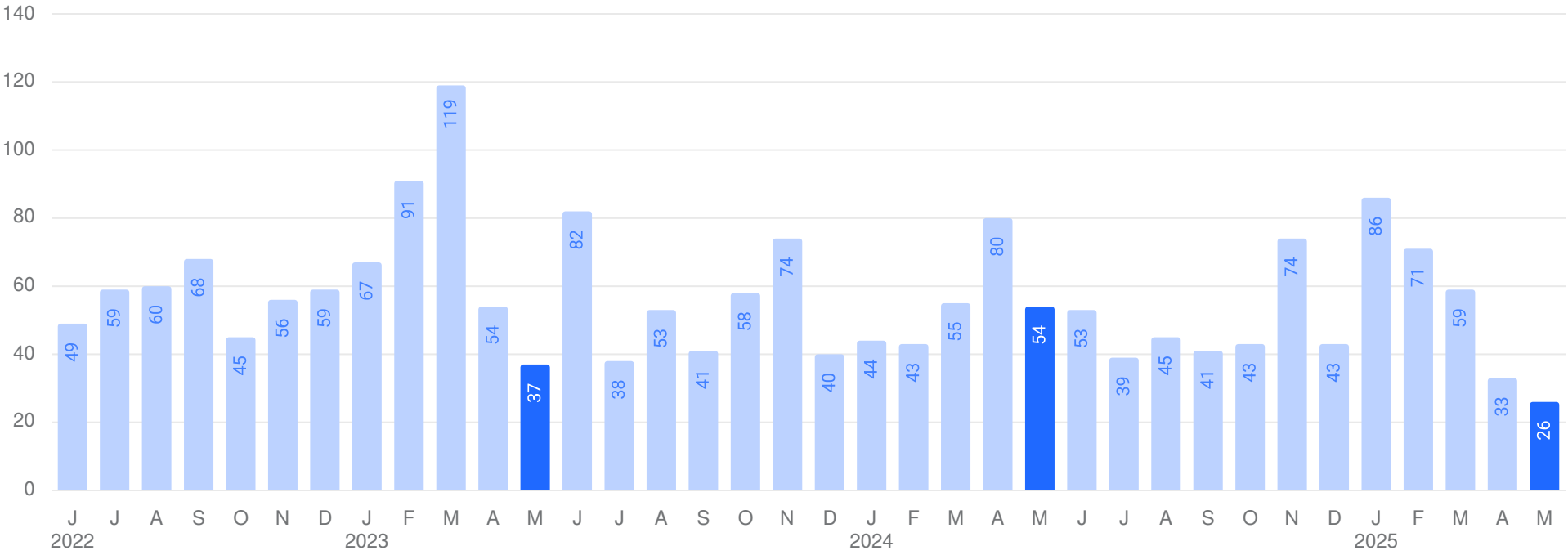
Average Days on Market

The average days on market (DOM) is the number of days a property is on the market before it sells. An upward trend in DOM tends to indicate a move towards a buyer's market, a downward trend tends to indicate a move towards seller's market. The DOM for May 2025 was 26 days, down -21.21% from 33 days from the previous month and -51.85% lower than 54 days from May 2024. The May 2025 DOM was at its lowest level compared with May 2024 and 2023.



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Average Sales Price per Square Foot

The average sales price per square foot is a more normalized indicator for the direction of property value. The sales price per square foot in May 2025 was $451, up 12.47% from $401 from the previous month and 24.59% higher than $362 from May 2024.

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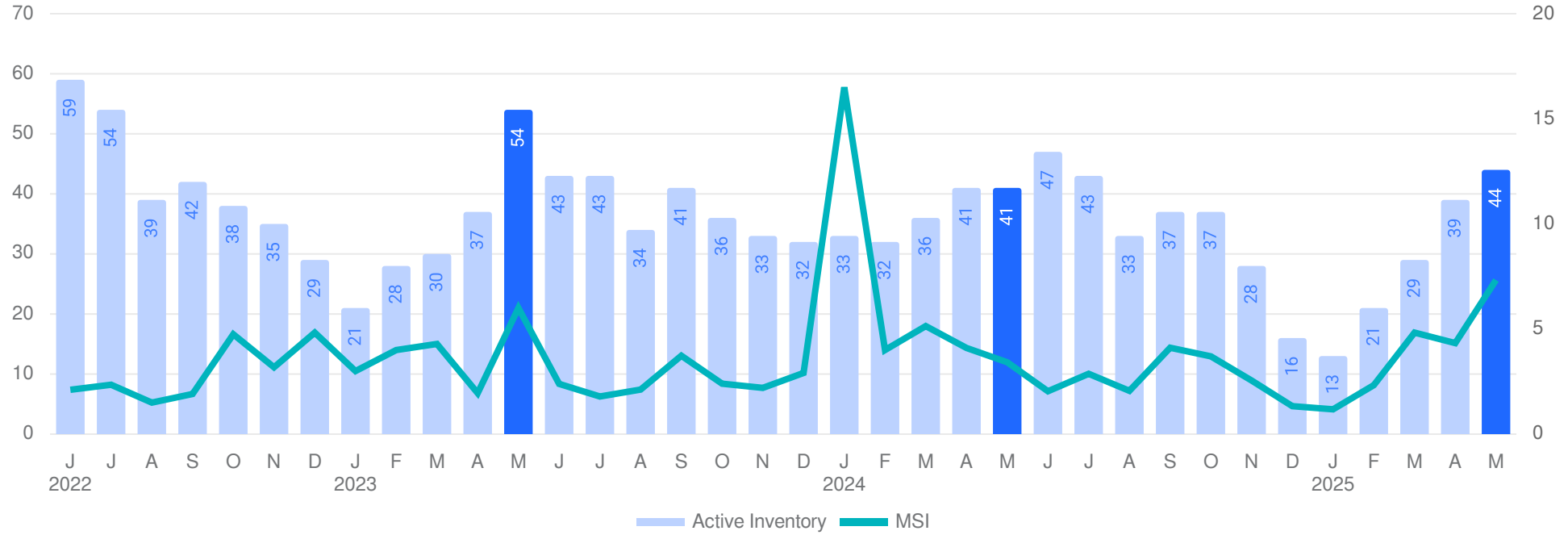
Inventory & MSI

The number of properties for sale in May 2025 was 44, up 12.82% from 39 from the previous month and 7.32% higher than 41 from May 2024. The May 2025 inventory was at a mid level compared with May 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The May 2025 MSI of 7.33 months was at its highest level compared with May 2024 and 2023.



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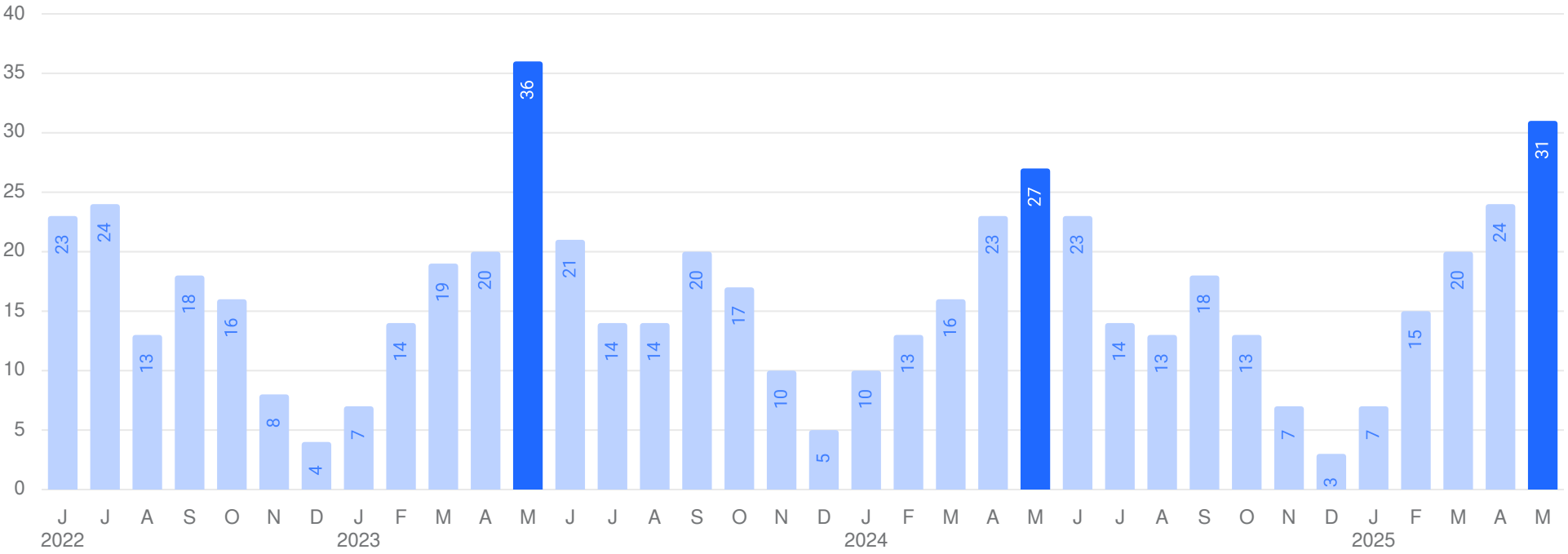
New Listings

The number of new listings in May 2025 was 31, up 29.17% from 24 from the previous month and 14.81% higher than 27 from May 2024. The May 2025 listings were at a mid level compared to May 2024 and 2023.



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