

Market Trends Report

September 2025

 Property Type

Single Family

 Date Range

October 2022 - September 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 September 2025. You will see data comparisons between September and the previous month, the last three months and September 2024.

Overview	Monthly Trends				
	YTD Avg.	September	August	Jun. - Aug.	Sep. 2024
New Listings	159	18	5	14	18
Average Sales Price per Square Foot	387	332	387	376	354
Average Days on Market	52	64	51	42	41
Number of Properties for Sale	312	32	33	40	37
Average List Price	\$1,577,489	\$1,525,381	\$1,501,494	\$1,557,535	\$1,547,776
Median List Price	\$1,456,389	\$1,292,000	\$1,399,000	\$1,464,333	\$1,300,000
Average Sales Price	\$1,512,394	\$1,458,667	\$1,323,194	\$1,573,609	\$2,092,273
Median Sales Price	\$1,385,500	\$1,212,500	\$1,232,500	\$1,533,000	\$1,598,000
Sales Price / List Price Ratio	103.56%	99.11%	100.36%	102.72%	104.79%
Number of Properties Sold	106	12	14	18	9
Month's Supply of Inventory	3.53	2.67	2.36	2.32	4.11
Absorption Rate	0.39	0.38	0.42	0.44	0.24



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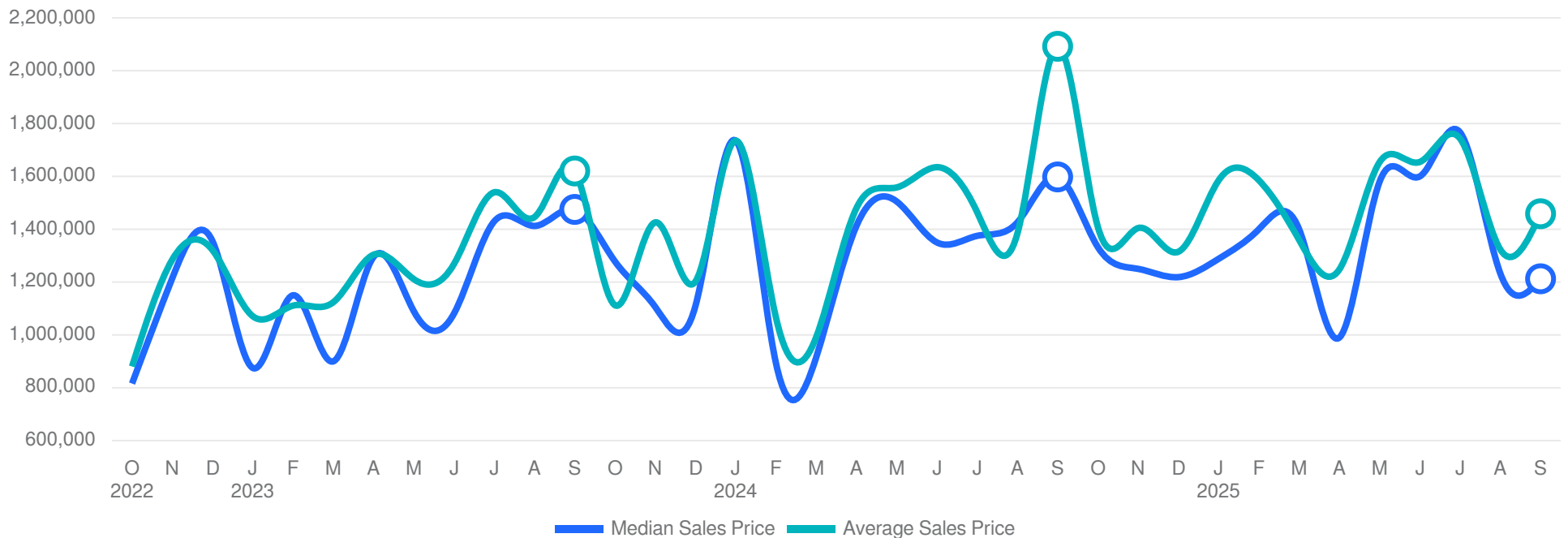
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Average & Median Sales Price

The median sales price in September 2025 was \$1,212,500, down -1.62% from \$1,232,500 from the previous month and -24.12% lower than \$1,598,000 from September 2024. The September 2025 median sales price was at its lowest level compared to September 2024 and 2023. The average sales price in September 2025 was \$1,458,667, up 10.24% from \$1,323,194 from the previous month and -30.28% lower than \$2,092,273 from September 2024. The September 2025 average sale price was at its lowest level compared to September 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 September 2025 sales price/list price ratio was 99.11%, down from 100.36% from the previous month and down from 104.79% from September 2024.





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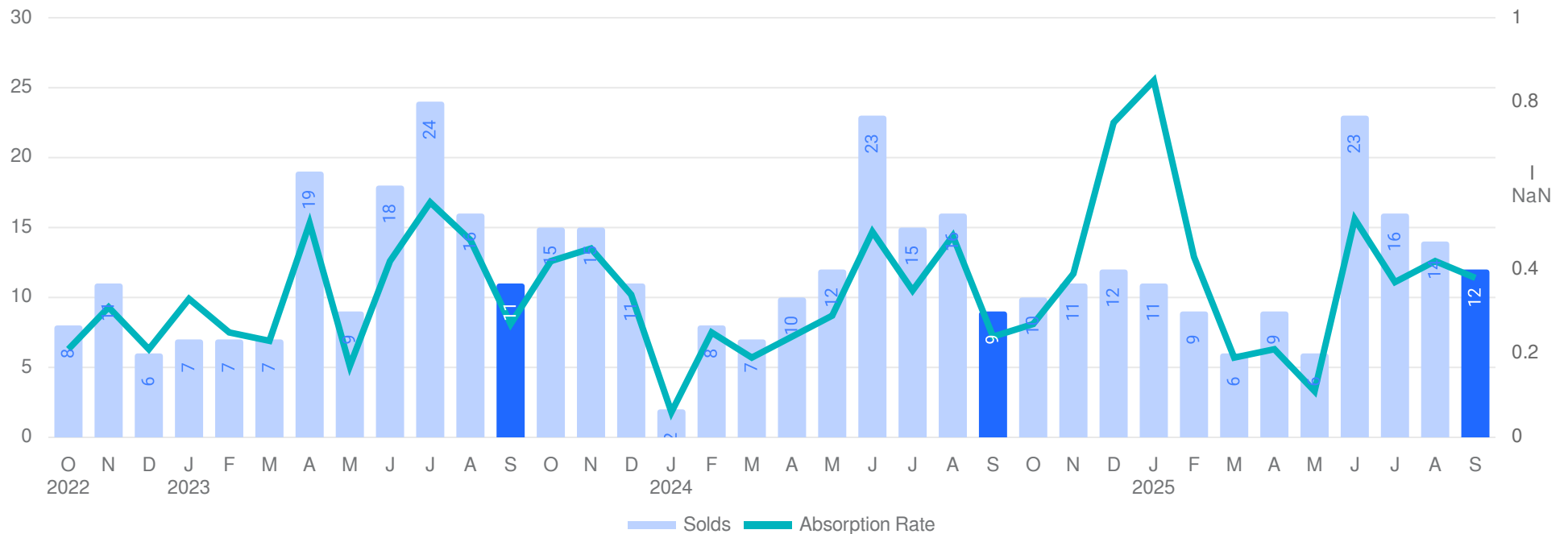
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Number of Properties Sold & Absorption Rate

The number of properties sold in September 2025 was 12, down -14.29% from 14 from the previous month and 33.33% higher than 9 from September 2024. The September 2025 sales were at its highest level compared to September 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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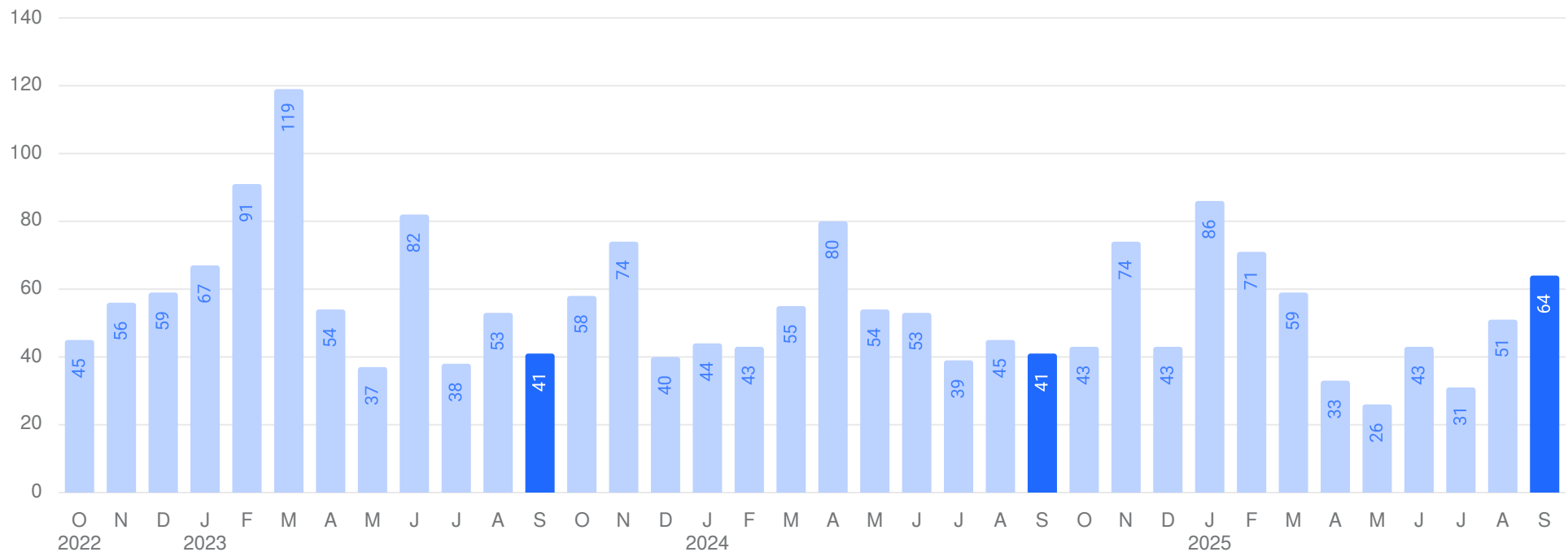
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Average Days on Market

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 September 2025 was 64 days, up 25.49% from 51 days from the previous month and 56.10% higher than 41 days from September 2024. The September 2025 DOM was at its highest level compared with September 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 September 2025 was \$332, down -14.21% from \$387 from the previous month and -6.21% lower than \$354 from September 2024.





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Inventory & MSI

The number of properties for sale in September 2025 was 32, down -3.03% from 33 from the previous month and -13.51% lower than 37 from September 2024. The September 2025 inventory was at its lowest level compared with September 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The September 2025 MSI of 2.67 months was at its lowest level compared with September 2024 and 2023.





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New Listings

The number of new listings in September 2025 was 18, up 260.0% from 5 from the previous month and equal to September 2024. The September 2025 listings were at its lowest level compared to September 2024 and 2023.

