

# Market Trends Report

## October 2025

 Property Type

Single Family

 Date Range

November 2022 - October 2025

 Price Range

\$0 - \$999,999,999

 Location





CITY  
Weston



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## Overview

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

Overview	YTD Avg.	Monthly Trends			
		October	September	Jul. - Sep.	Oct. 2024
New Listings	178	15	20	15	13
Average Sales Price per Square Foot	394	457	332	359	411
Average Days on Market	57	110	64	49	43
Number of Properties for Sale	363	31	42	41	38
Average List Price	\$1,574,947	\$1,493,623	\$1,536,888	\$1,522,974	\$1,477,260
Median List Price	\$1,455,400	\$1,295,000	\$1,292,000	\$1,380,333	\$1,324,000
Average Sales Price	\$1,529,980	\$1,688,250	\$1,458,667	\$1,508,266	\$1,408,397
Median Sales Price	\$1,381,950	\$1,350,000	\$1,212,500	\$1,403,833	\$1,332,034
Sales Price / List Price Ratio	103.11%	99.07%	99.11%	101.14%	100.43%
Number of Properties Sold	118	12	12	14	10
Month's Supply of Inventory	3.62	2.58	3.5	2.94	3.8
Absorption Rate	0.36	0.39	0.29	0.35	0.26



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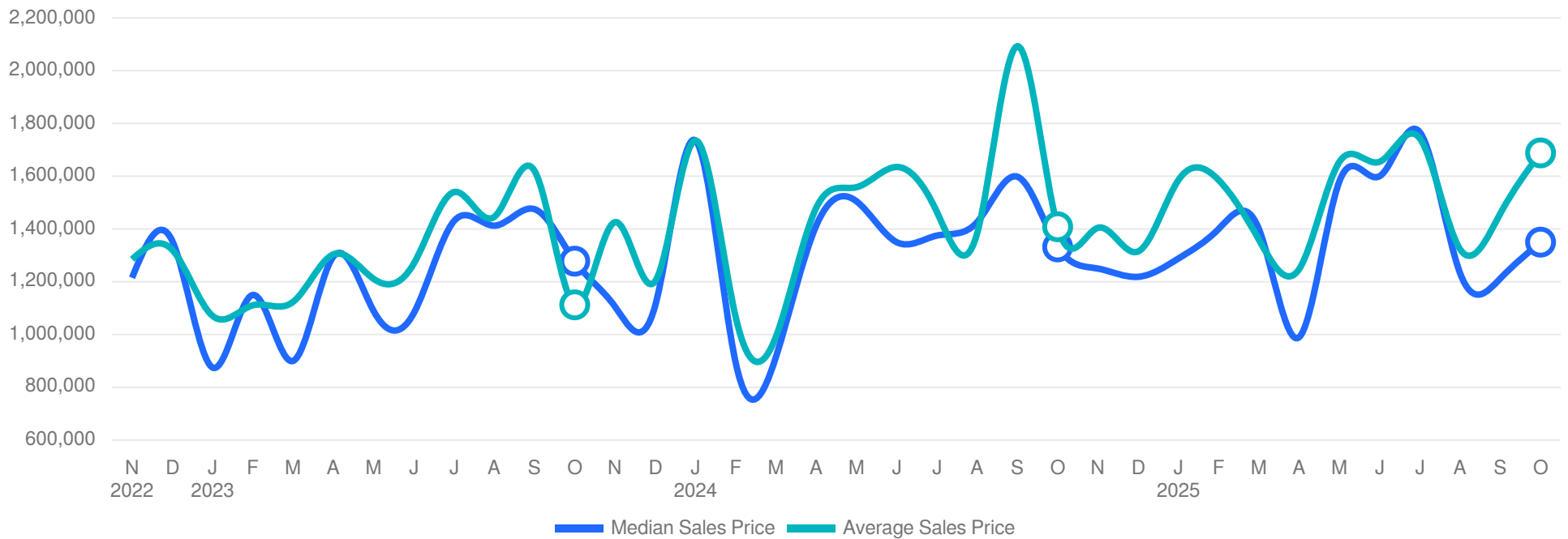
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## Average & Median Sales Price

The median sales price in October 2025 was \$1,350,000, up 11.34% from \$1,212,500 from the previous month and 1.35% higher than \$1,332,034 from October 2024. The October 2025 median sales price was at its highest level compared to October 2024 and 2023. The average sales price in October 2025 was \$1,688,250, up 15.74% from \$1,458,667 from the previous month and 19.87% higher than \$1,408,397 from October 2024. The October 2025 average sale price was at its highest level compared to October 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 October 2025 sales price/list price ratio was 99.07%, equal to the previous month and down from 100.43% from October 2024.



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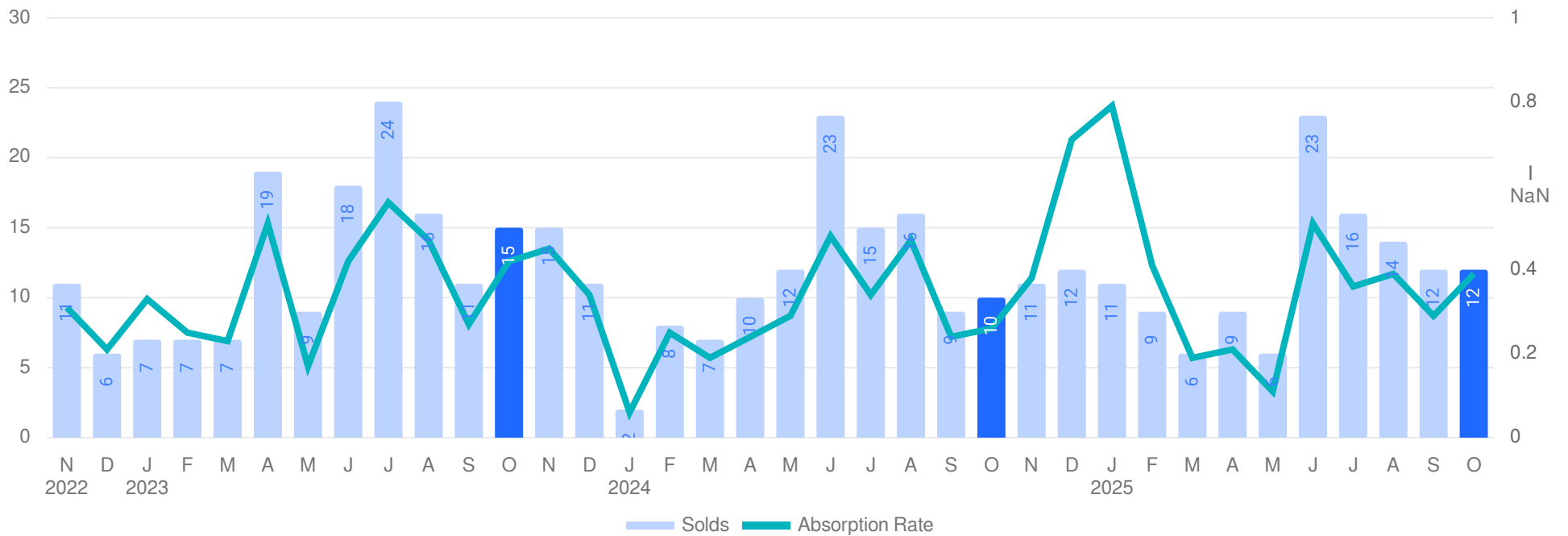
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## Number of Properties Sold & Absorption Rate

The number of properties sold in October 2025 was 12, equal to the previous month and 20.0% higher than 10 from October 2024. The October 2025 sales were at a mid level compared to October 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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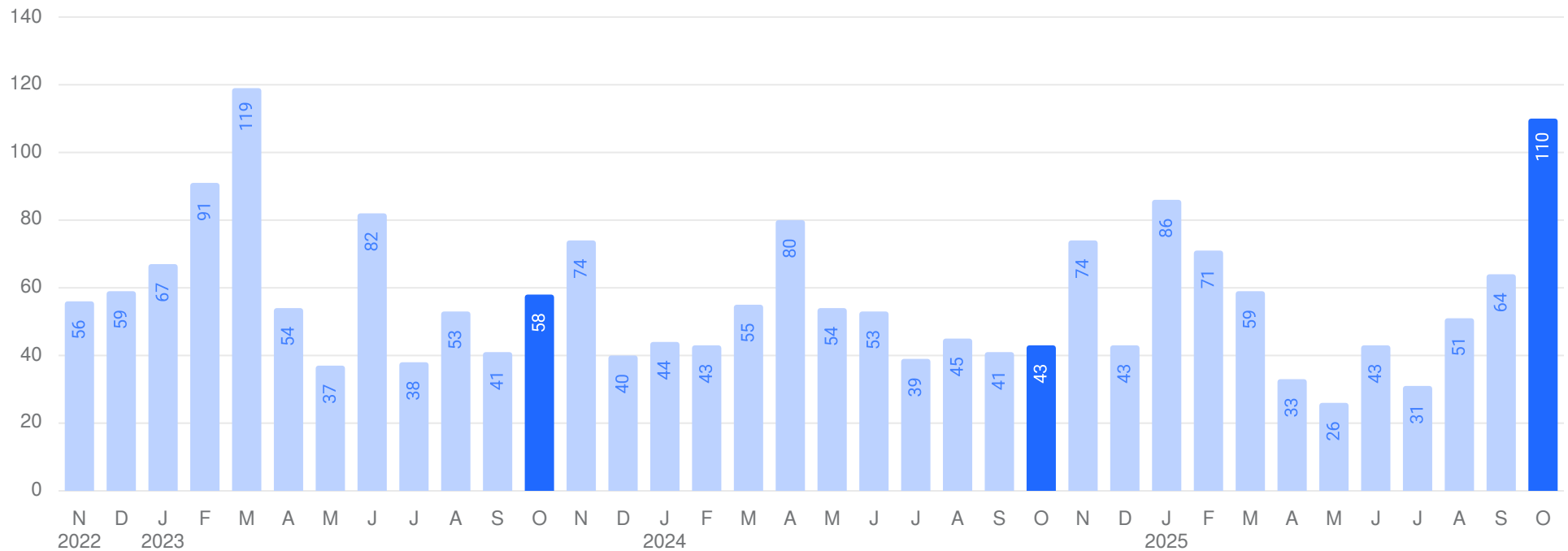
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## Average Days on Market

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 October 2025 was 110 days, up 71.88% from 64 days from the previous month and 155.81% higher than 43 days from October 2024. The October 2025 DOM was at its highest level compared with October 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 October 2025 was \$457, up 37.65% from \$332 from the previous month and 11.19% higher than \$411 from October 2024.



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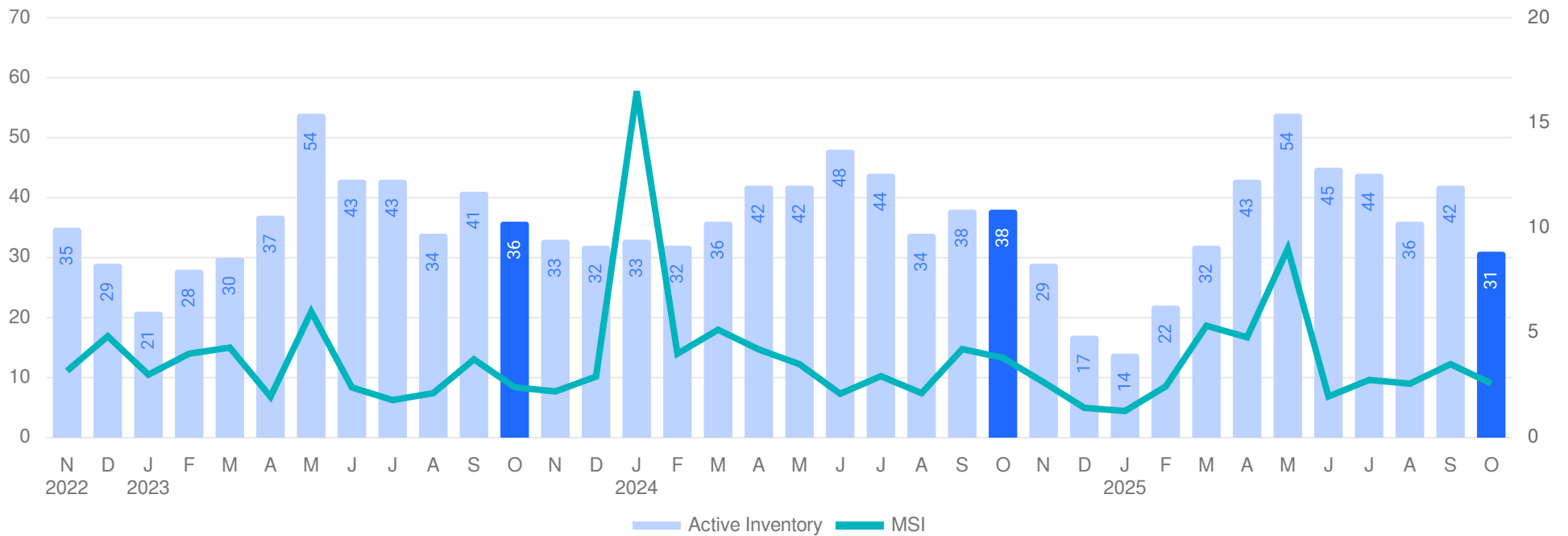
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## Inventory & MSI

The number of properties for sale in October 2025 was 31, down -26.19% from 42 from the previous month and -18.42% lower than 38 from October 2024. The October 2025 inventory was at its lowest level compared with October 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The October 2025 MSI of 2.58 months was at a mid level compared with October 2024 and 2023.



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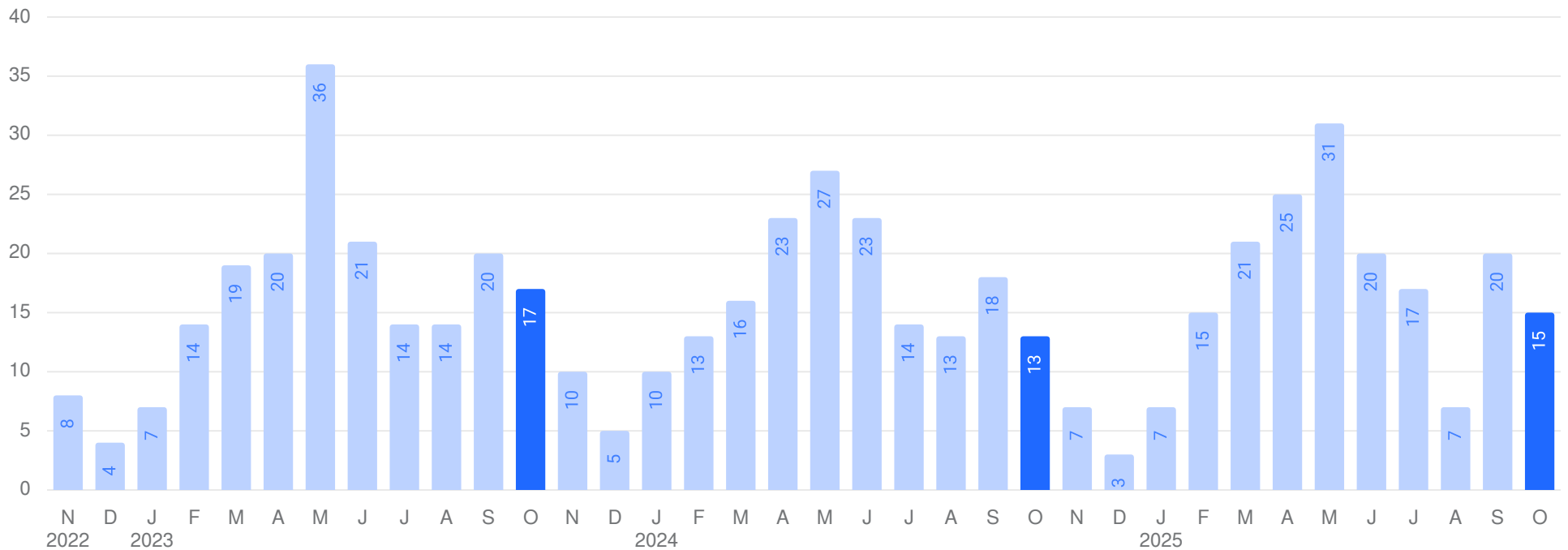
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## New Listings

The number of new listings in October 2025 was 15, down -25.00% from 20 from the previous month and 15.38% higher than 13 from October 2024. The October 2025 listings were at a mid level compared to October 2024 and 2023.



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