PBP REAL ESTATE

CURRENT EDITION - JOURNALIST PACKAGE - DATA AS OF NOVEMBER 1, 2026 (BEACHESMLS PULL 2026-11-01T08:19:01.600844+00:00)

# Westlake asking-price reductions and recorded days on market

Current edition. A later snapshot may differ; this file describes only the date above.

## HEADLINE OPTIONS

1. 52.5% of Westlake houses for sale are asking less than their original list price
2. Seller Blink Rate™ in Westlake: 52.5% of houses list below original asking, against 40.7% across Palm Beach County
3. Buying in Westlake? 42 of the 80 houses for sale are asking below their original price, by a median $25K

## LEDE

WESTLAKE, Fla., November 1, 2026 - 52.5% of the 80 single-family homes listed for sale in Westlake (42 listings) have a current asking price below their original list price, according to PBP Real Estate's analysis of BeachesMLS listing data as of November 1, 2026. Among those 42 reduced listings, the median reduction is 3.5% (about $25K). Condominiums: 0 for sale, below the 30-listing floor, so no percentages are reported for them.

## NUT GRAF

For active Westlake houses, the median recorded CumulativeDaysOnMarket value is 80 days and the median recorded DaysOnMarket value is 62 days, each calculated from non-missing values in that field (80 and 80 listings). 7.5% of all active houses have both fields recorded and a cumulative value greater than their DaysOnMarket value; this comparison does not establish a relisting event. 17 Westlake houses are under contract (Pending or Active Under Contract), 8 of them with a recorded asking price below original; fewer than 30, so no percentage is reported. These asking-price fields do not disclose the agreed contract price. Across Palm Beach County the shares asking below original are 40.7% for houses and 43.1% for condominiums; Westlake houses are 11.8 points above the county share.

## FACT BOX

| | | |
|---|---|---|
| Active single-family listings, Westlake | **80** | November 1, 2026 |
| Share asking below original list price, houses | **52.5% (42 of 80)** | November 1, 2026 |

| | | |
|---|---|---|
| Price pairs recorded / missing; unchanged / above original, houses | **80 / 0; 37 / 1** | November 1, 2026 |
| Median reduction among the 42 reduced houses | **3.5% (about $25K)** | November 1, 2026 |
| Active condominium listings, Westlake | **0 (below the 30-listing floor; percentages not reported)** | November 1, 2026 |
| Median recorded CumulativeDaysOnMarket / DaysOnMarket, houses | **80 / 62 days (from 80 / 80 recorded values)** | November 1, 2026 |
| Houses with recorded CumulativeDaysOnMarket over 90 days | **40% (32 of 80 with a recorded value)** | November 1, 2026 |
| Houses under contract (count only; fewer than 30) | **17, 8 asking below original** | November 1, 2026 |
| Palm Beach County share asking below original, houses / condominiums | **40.7% / 43.1%** | November 1, 2026 |
| Conditions read (PBP rule, disclosed in method) | **Houses: Higher below-original share than peers** | November 1, 2026 |
| Peer group, houses (median asking $600K to $1M; peer share 45.9%) | **Royal Palm Beach, Hallandale Beach, Hollywood, North Miami Beach, Oakland Park, Pompano Beach, Jensen Beach, Hialeah, West Palm Beach, Cutler Bay, Dania Beach, Pembroke Pines, Miramar, North Miami, Stuart, The Acreage, Coral Springs, Palm City, Hobe Sound, Cooper City, Miami, Plantation, Loxahatchee, Wilton Manors** | November 1, 2026 |

## QUOTABLE DATA POINTS

> "52.5 percent of single-family homes for sale in Westlake have a current asking price below their original list price; among those 42 reduced listings the median reduction is $25K."

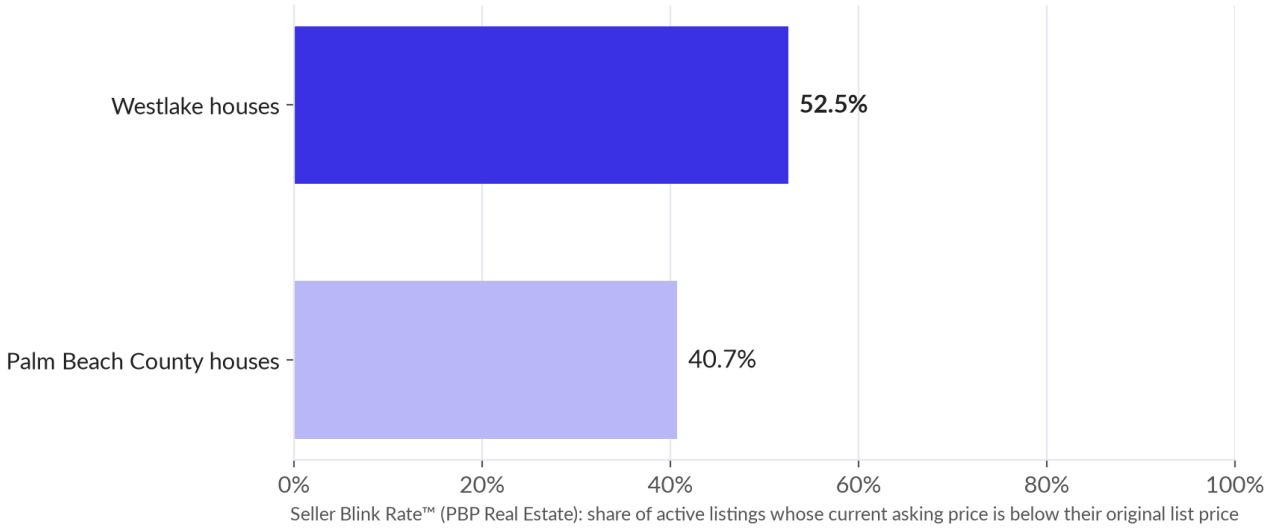
> "Among active Westlake houses, the median recorded CumulativeDaysOnMarket value is 80 days and the median recorded DaysOnMarket value is 62 days. These are MLS-recorded fields, not an independently reconstructed listing history."

> "17 Westlake houses are under contract in this snapshot, 8 of them with a recorded asking price below original; the group is too small to report a percentage. These asking-price fields do not disclose the agreed contract price."

Attribute to: PBP Real Estate analysis of BeachesMLS listing data, Data as of November 1, 2026 (BeachesMLS pull 2026-11-01T08:19:01.600844+00:00).

## CHARTS

### Seller Blink Rate™: 52.5% of Westlake houses for sale are asking below their original price, against 40.7% across Palm Beach County



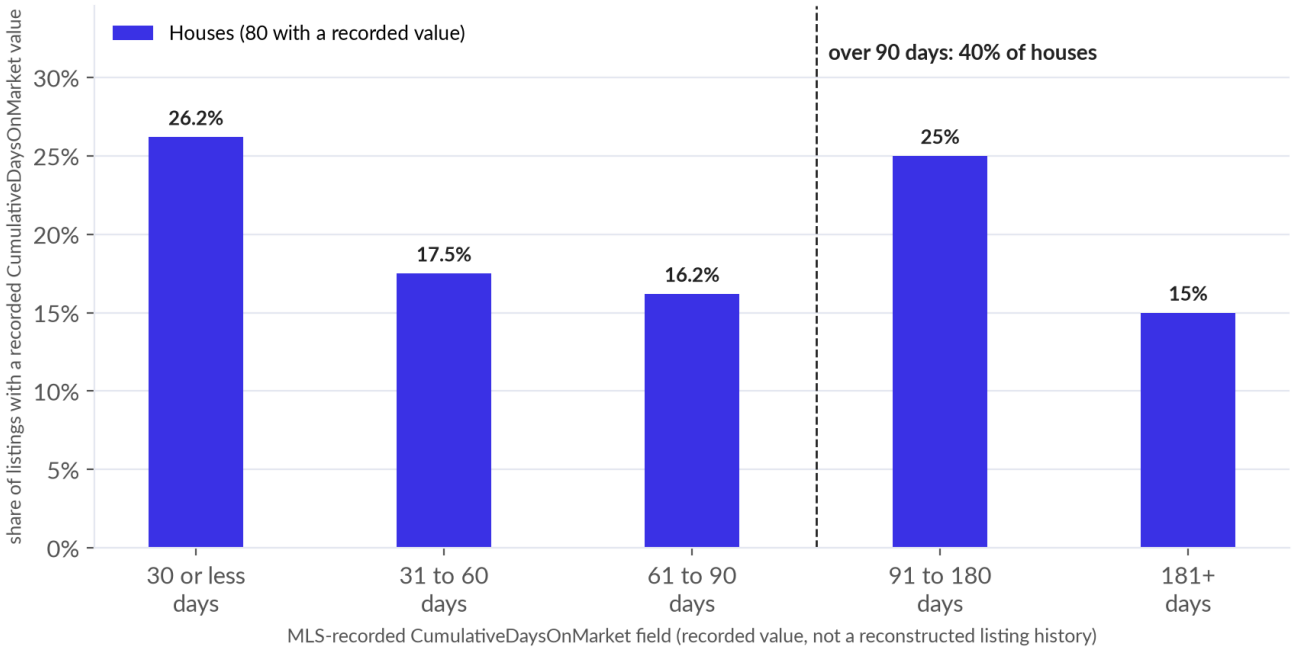

Condominiums: 0 for sale in Westlake, below the 30-listing floor; count only, no percentage.

Data as of November 1, 2026 (BeachesMLS pull 2026-11-01T08:19:01.600844+00:00). Current edition; later snapshots may differ.
Source: BeachesMLS, listings permitted for internet display, via PBP Real Estate's brokerage feed. As of November 1, 2026. This data is not verified for authenticity or accuracy and may not reflect all real estate activity in the market. Based on information (c) 2026 BeachesMLS, Inc. Equal Housing Opportunity.

Seller Blink Rate™: share of active listings whose current asking price is below their original list price, Westlake versus Palm Beach County, houses, November 1, 2026. Not a price history. Source: BeachesMLS via PBP Real Estate.

**Chart data (aggregate):** Horizontal bar chart. Westlake houses 52.5%, Palm Beach County houses 40.7%. Condominiums: 0 for sale, count only. Share of active listings asking below their original list price, November 1, 2026.

## 40% of Westlake houses for sale with a recorded cumulative-days value exceed 90 days

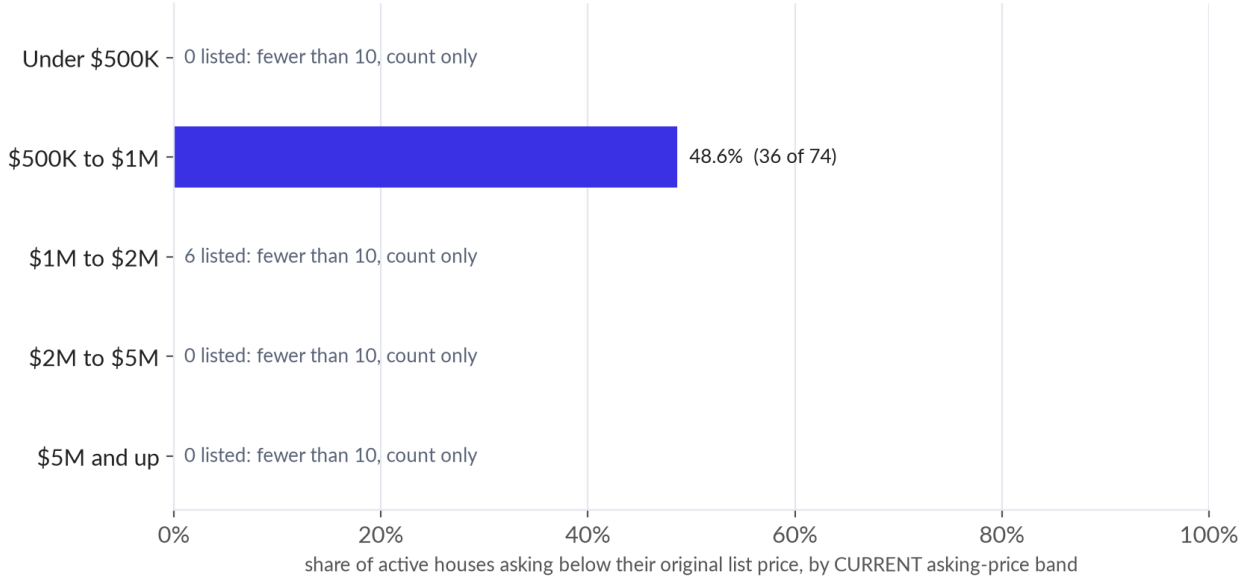



Data as of November 1, 2026 (BeachesMLS pull 2026-11-01T08:19:01.600844+00:00). Current edition; later snapshots may differ.
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Active Westlake houses by MLS-recorded CumulativeDaysOnMarket value, November 1, 2026. Shares use listings with a recorded value in that field; 40% of houses exceed 90 days. The field is not a reconstructed listing history. Source: BeachesMLS via PBP Real Estate.

**Chart data (aggregate):** Column chart of recorded cumulative days on market. Houses: 0-30 days 26.2%, 31-60 days 17.5%, 61-90 days 16.2%, 91-180 days 25%, 181+ days 15%.

### $500K to $1M Westlake houses show the highest share asking below original: 48.6% of 74




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Share of active Westlake houses asking below their original list price, by current asking-price band, November 1, 2026. Bands with 10 to 29 listings marked small; under 10 show a count only. Source: BeachesMLS via PBP Real Estate.

**Chart data (aggregate):** Horizontal bar chart of the share asking below original by current asking-price band, houses: Under $500K 0 listed, count only; $500K to $1M 48.6% (36 of 74); $1M to $2M 6 listed, count only; $2M to $5M 0 listed, count only; $5M and up 0 listed, count only.

## METHODOLOGY

Method, in plain English. What we counted: active and under-contract residential listings whose MLS City field is Westlake, permitted for internet display in PBP Real Estate's BeachesMLS data feed, in one snapshot pulled 2026-11-01 08:19:01 UTC (data as of November 1, 2026). The kit reports counts, medians, shares and comparisons calculated from recorded MLS fields; it does not estimate any property's value. Asking below original: a listing's current ListPrice is lower than its OriginalListPrice in that snapshot. This is a comparison of two recorded prices at this snapshot, not a price history; listings not below original may be unchanged, raised or missing a price (37 unchanged, 1 above original, 0 without both prices among houses). The median reduction is the middle value among reduced listings only, in percent and in dollars separately; it is reported when at least 10 listings are reduced. Days on market: DaysOnMarket and CumulativeDaysOnMarket are reported as recorded in the MLS snapshot, each median over the listings with a value in that field; the over-90-day share and the distribution chart use listings with a recorded CumulativeDaysOnMarket value. These fields are not an independently reconstructed property history, do not verify whether or how often a property was relisted, and do not establish how any portal displays days on market. Price bands use the CURRENT asking price; shares within a band are percentages of that band's listings; bands with 10 to 29 listings are marked small and bands under 10 show a count only; a tie is declared at the reported precision. Segments follow the recorded tax legal description and the shared MLS classification rule: a listing whose legal description records a condominium is a condominium whatever its MLS subtype (townhouse, villa or single-family forms included); Condominium or Stock Cooperative subtypes stay in the condominium segment when the legal description is silent

or records a parent parcel, including new-build units; Townhouse and Villa listings not classified as condominiums are reported in the HOA Fee Index and are outside both segments here; houses are the remaining SingleFamilyResidence listings. House and condominium statistics are never combined. These are analytical classifications of recorded fields, not a determination of any property's legal regime. Under contract means Pending or Active Under Contract; under-contract percentages need at least 30 such listings, otherwise counts only. Publication floor: 30 active listings in a segment; 30 to 39 is marked small. Condominiums are below the floor and appear as a count only. Sample sizes: 80 houses, 0 condominiums, 17 houses under contract. Geography is the MLS City field, not a verified municipal boundary. County comparisons use listings whose MLS record is in Palm Beach County. Seller Blink Rate™ is PBP Real Estate's name for the share of active listings asking below their original list price; it describes recorded asking prices, not seller intent or market health. Conditions read: How the read works: the peer baseline is the median of published city shares in the same current median-asking-price tier, houses and condominiums separately. The lower-share label requires a below-original share at least 3 points under baseline and at least 65% of under-contract listings (minimum 10) not recorded as below original. That complement may include unchanged, raised or missing-price records; it is not a history measure. The higher-share label requires 3 or more points above baseline; other results are between the rule's thresholds. With fewer than four peer cities, the county is the baseline and can include the city. Samples of 30–39 active listings require caution. Snapshot comparison only, not speed, causality or a forecast. Journalists may request the aggregate source table behind this kit (counts and medians by segment and band; no listing-level MLS records) from info@pbpre.com or 561-395-8418; nothing is gated. Edition: Data as of November 1, 2026 (BeachesMLS pull 2026-11-01T08:19:01.600844+00:00). Current edition. A later snapshot may differ; this file describes only the date above. Cite this dated file for its figures. The monthly archive at https://www.pbprealestate.com/press/westlake/2026-11/ contains a separately dated edition; cite that page only for the figures shown in that edition. Later current data is at https://www.pbprealestate.com/price-cuts-westlake/. Attribution: PBP Real Estate analysis of BeachesMLS listing data. This data is not verified for authenticity or accuracy and may not reflect all real estate activity in the market. Based on information (c) 2026 BeachesMLS, Inc. Equal Housing Opportunity.

## CONTACT

Questions, a number for a story, or a licensed comment: Gia Freer, Broker of Record (Lic. BK689801), PBP Real Estate, LLC, 700 NW 7th Drive, Boca Raton, FL 33486. 561-395-8418, info@pbpre.com. Office hours: Monday–Saturday, 8:00 AM–5:00 PM. Reuse of figures and charts is free with attribution to PBP Real Estate analysis of BeachesMLS data.