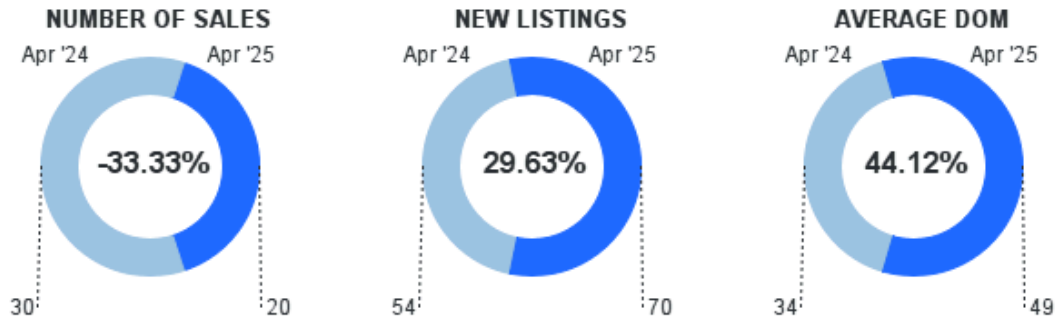


## WESTPORT | April 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



24.66% 

MEDIAN SALES PRICE  
SINGLE FAMILY HOMES

23.65% 

AVERAGE SALES PRICE  
SINGLE FAMILY HOMES

24.48% 

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

23.85% 

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

 Apr '24  Apr '25

# AREA REPORT

## WESTPORT

### FULL MARKET SUMMARY

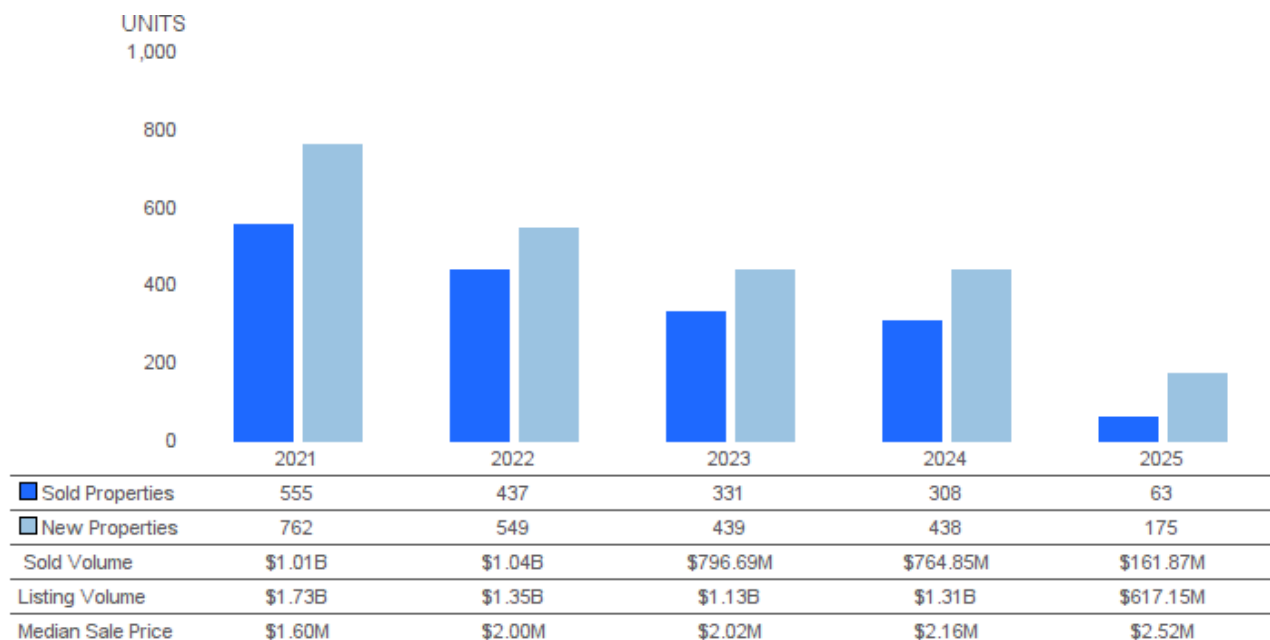
April 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	April 2025	April 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	70	54	29.63%	175	172	1.74%
Sold Listings	20	30	-33.33%	63	75	-16%
Median List Price (Solds)	\$2,799,500	\$2,249,000	24.48%	\$2,485,000	\$1,890,000	31.48%
Median Sold Price	\$2,934,500	\$2,354,000	24.66%	\$2,525,000	\$1,985,500	27.17%
Median Days on Market	16	17	-5.88%	15	26	-42.31%
Average List Price (Solds)	\$2,660,400	\$2,148,033	23.85%	\$2,540,149	\$2,350,745	8.06%
Average Sold Price	\$2,696,550	\$2,180,724	23.65%	\$2,569,409	\$2,356,423	9.04%
Average Days on Market	49	34	44.12%	44	50	-12%
List/Sold Price Ratio	102.2%	101.4%	0.74%	102%	101.2%	0.83%

### SOLD AND NEW PROPERTIES (UNITS)

April 2025 | Single Family Homes ?

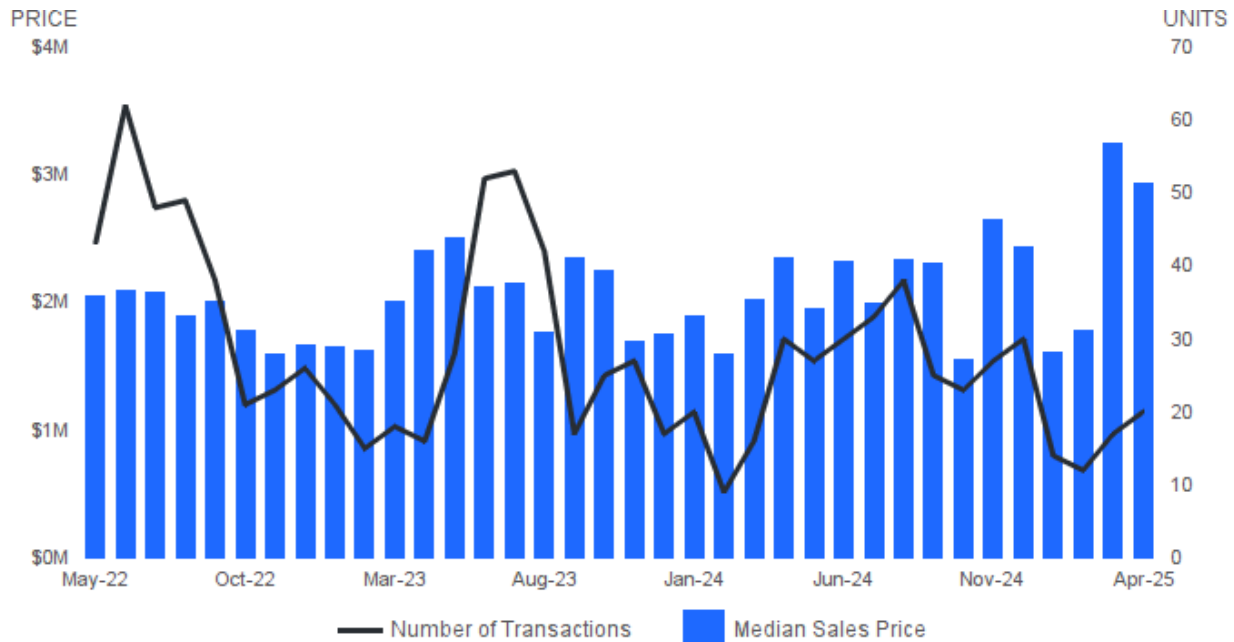
**Sold Properties** | Number of properties sold during the year  
**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

April 2025 | Single Family Homes ?

**Median Sales Price** | Price of the ""middle"" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2025 | Single Family Homes ?

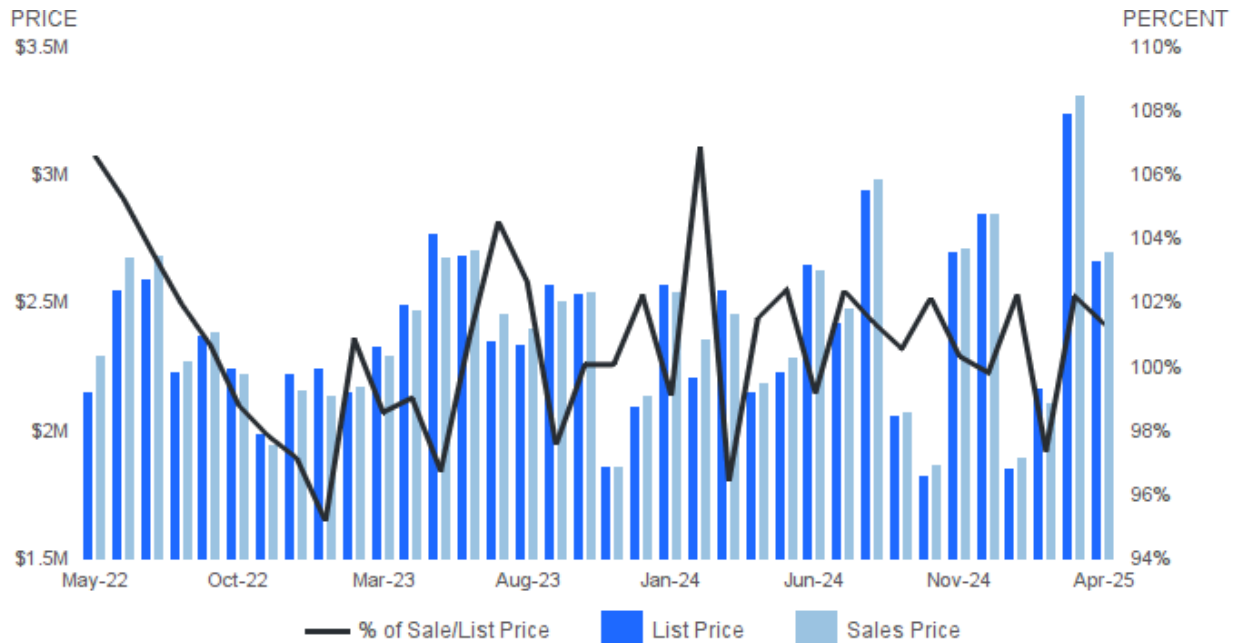
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 2025 | Single Family Homes ?

**Sale Price as a Percentage of Original Price** | Average sale price of property as percentage of final list price.



## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

April 2025 | Single Family Homes ?

**Average Sales Price** | Average sales price for all properties sold.

**Properties for Sale** | Number of properties listed for sale at the end of month.

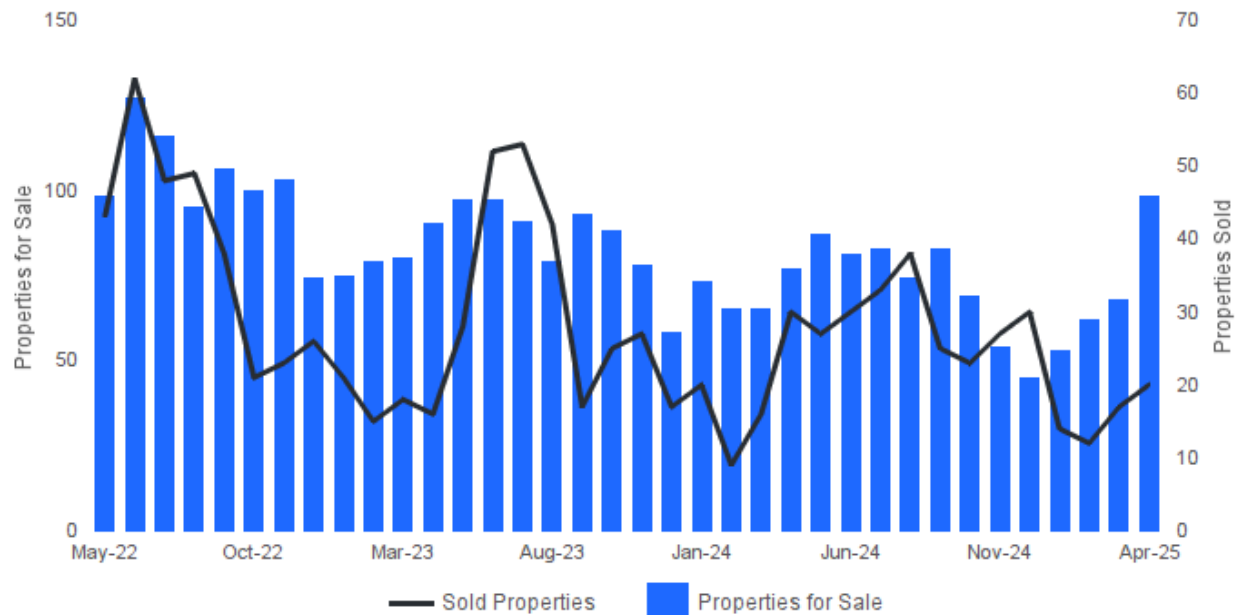


## PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2025 | Single Family Homes ?

**Properties for Sale** | Number of properties listed for sale at the end of month.

**Sold Properties** | Number of properties sold.



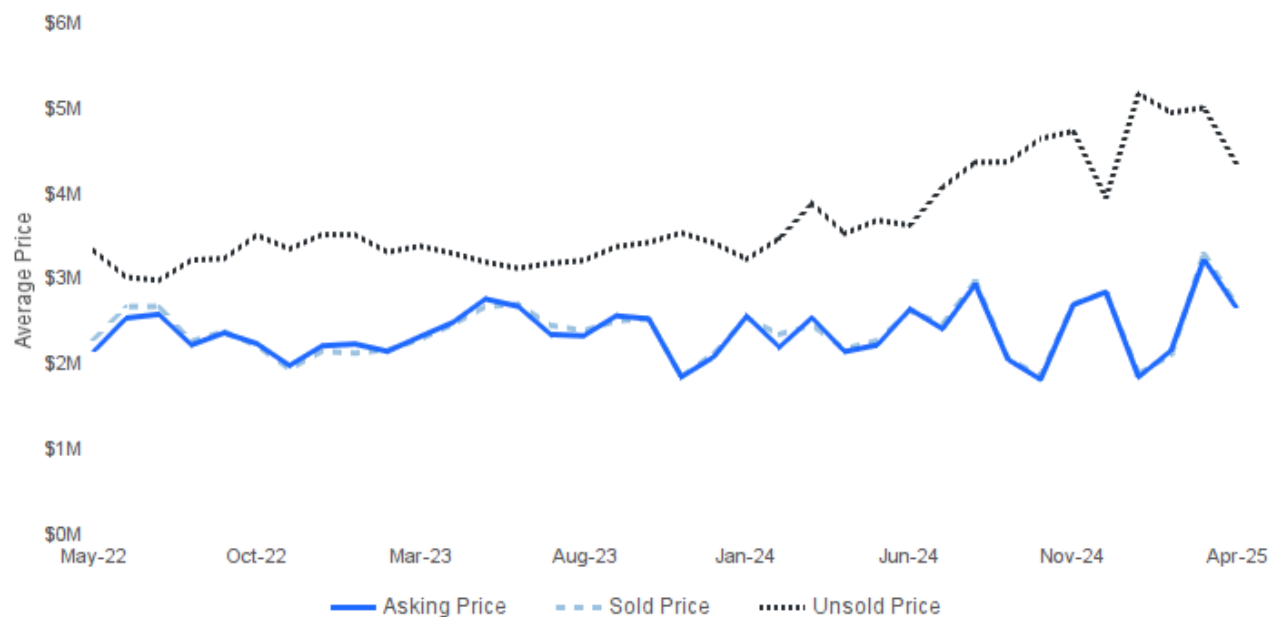
## AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2025 | Single Family Homes ?

**Asking Price** | the average asking price of sold properties

**Sold Price** | the average selling price

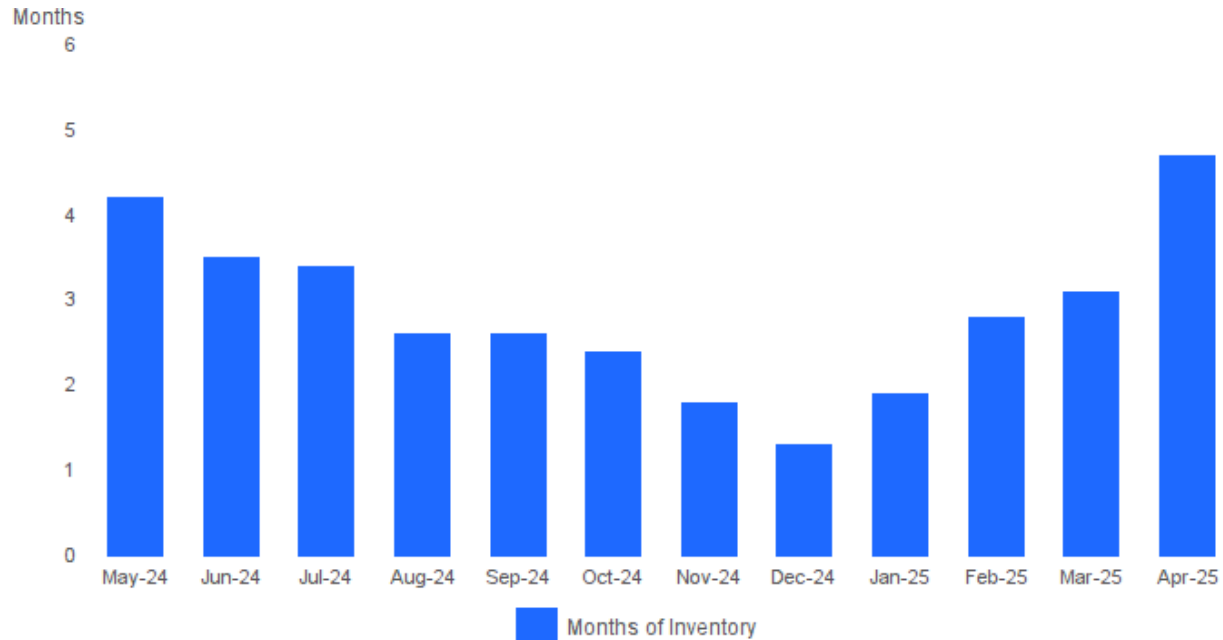
**Unsold Price** | the average active list price



## ABSORPTION RATE

April 2025 | Single Family Homes ?

**Absorption Rate** | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



## MONTHS SUPPLY OF INVENTORY

April 2025 | Single Family Homes ?

**Months Supply of Inventory** | Properties for sale divided by number of properties sold.

**Units Listed** | Number of properties listed for sale at the end of month.

**Units Sold** | Number of properties sold.

