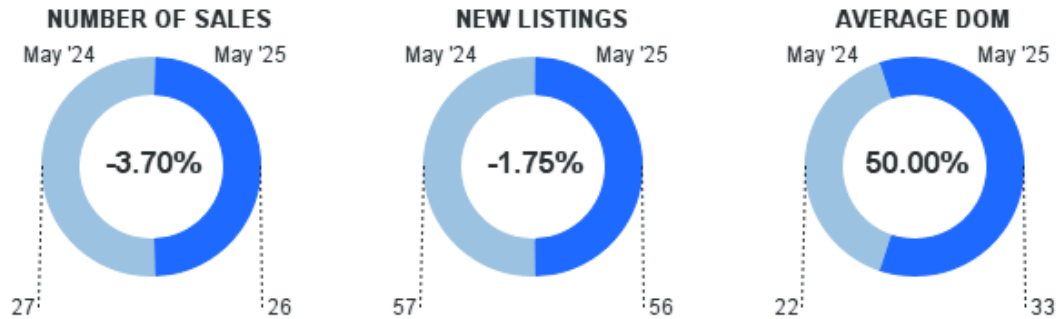



## WESTPORT | May 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



12.73% 

MEDIAN SALES PRICE  
SINGLE FAMILY HOMES

22.29% 

AVERAGE SALES PRICE  
SINGLE FAMILY HOMES

10.78% 

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

24.81% 

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

 May '24  May '25

# AREA REPORT

## WESTPORT

### FULL MARKET SUMMARY

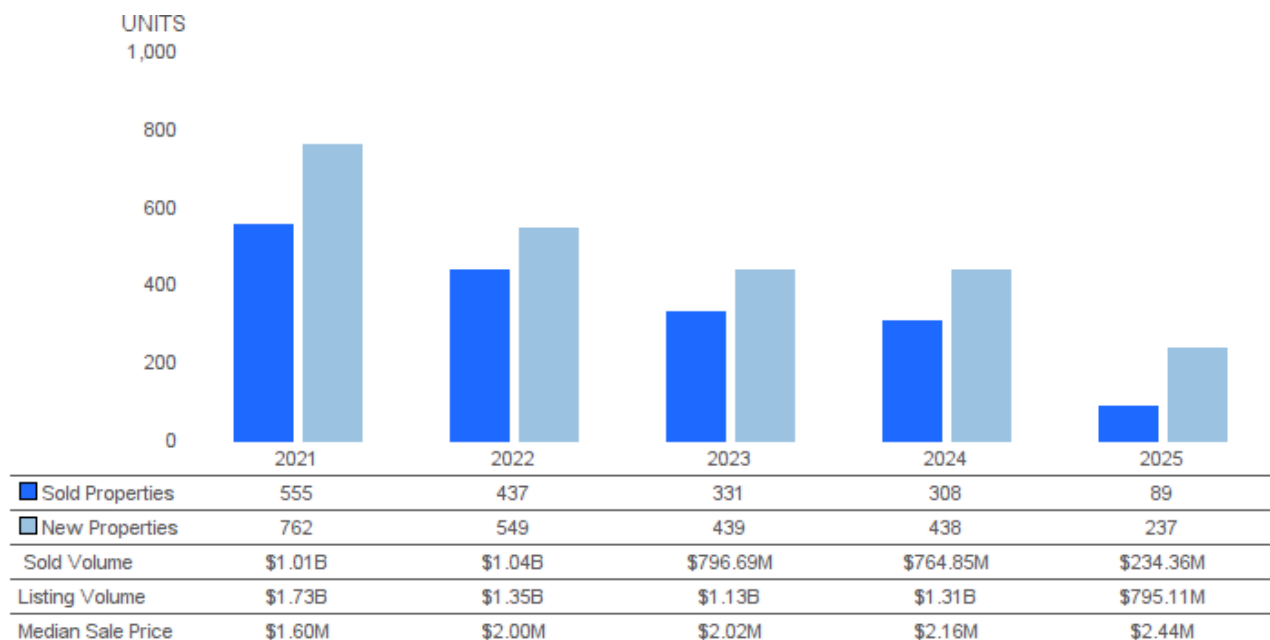
May 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	May 2025	May 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	56	57	-1.75% ↓	237	229	3.49% ↑
Sold Listings	26	27	-3.7% ↓	89	102	-12.75% ↓
Median List Price (Solds)	\$2,049,500	\$1,850,000	10.78% ↑	\$2,449,000	\$1,877,000	30.47% ↑
Median Sold Price	\$2,200,000	\$1,951,549	12.73% ↑	\$2,440,000	\$1,968,524	23.95% ↑
Median Days on Market	15	13	15.38% ↑	15	22	-31.82% ↓
Average List Price (Solds)	\$2,778,461	\$2,226,148	24.81% ↑	\$2,609,768	\$2,317,763	12.6% ↑
Average Sold Price	\$2,788,111	\$2,279,890	22.29% ↑	\$2,633,300	\$2,336,164	12.72% ↑
Average Days on Market	33	22	50% ↑	41	43	-4.65% ↓
List/Sold Price Ratio	103.1%	103.3%	-0.17% ↓	102.3%	101.7%	0.58% ↑

### SOLD AND NEW PROPERTIES (UNITS)

May 2025 | Single Family Homes ?

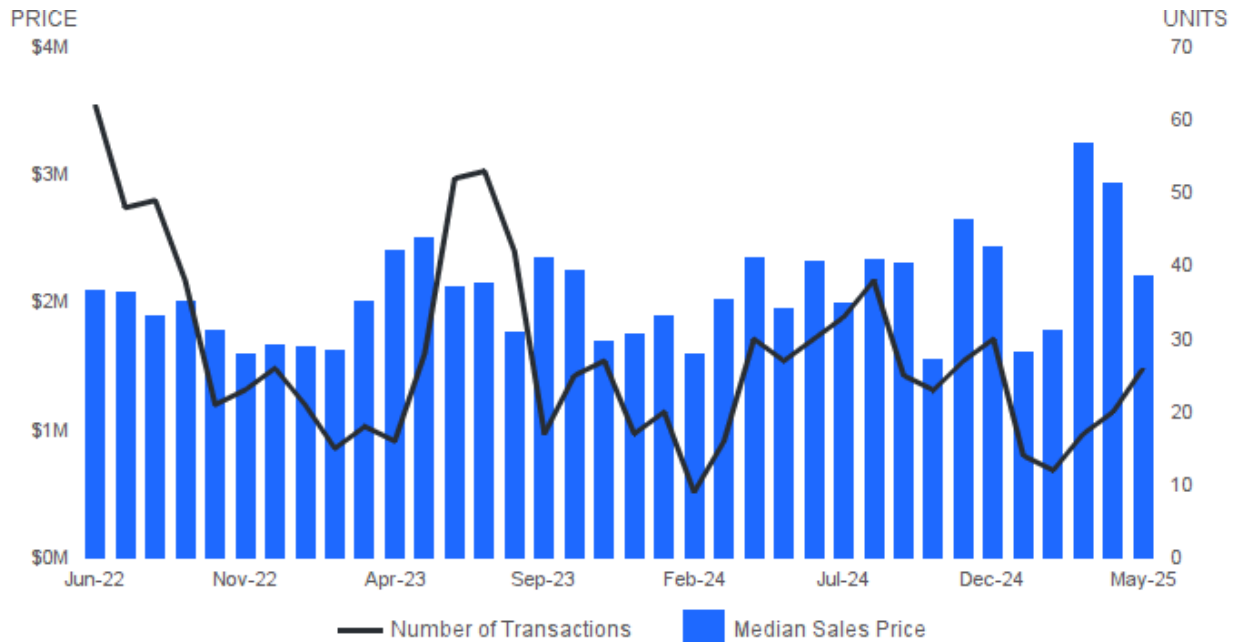
**Sold Properties** | Number of properties sold during the year  
**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

May 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

May 2025 | Single Family Homes ?

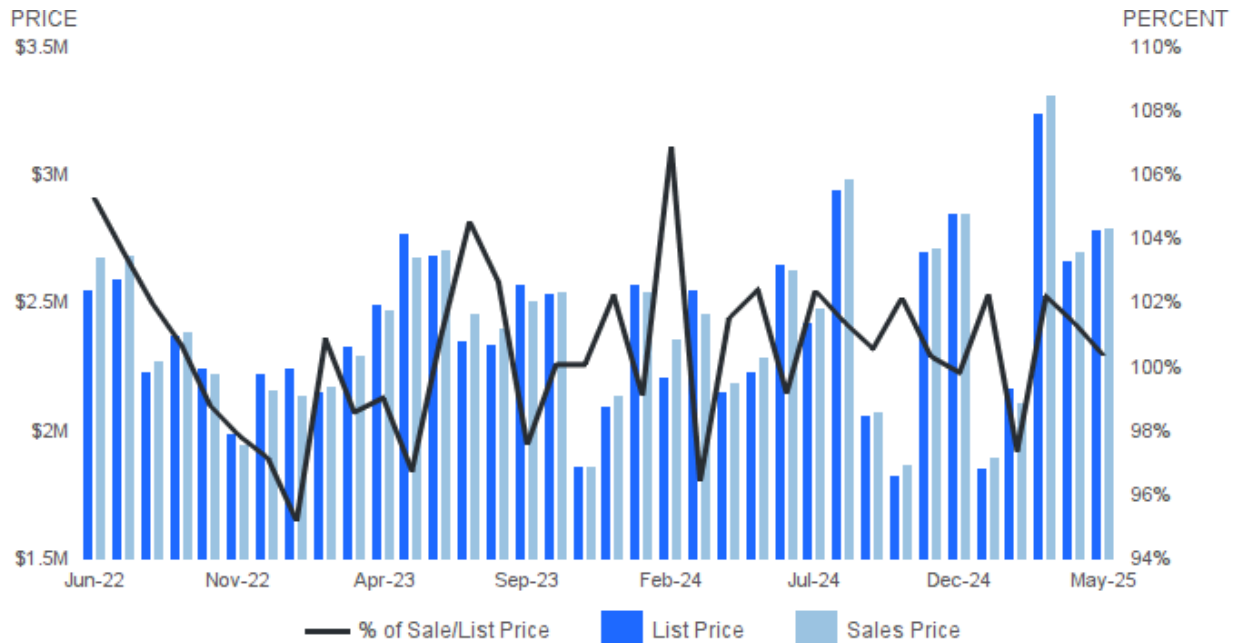
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 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

May 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.

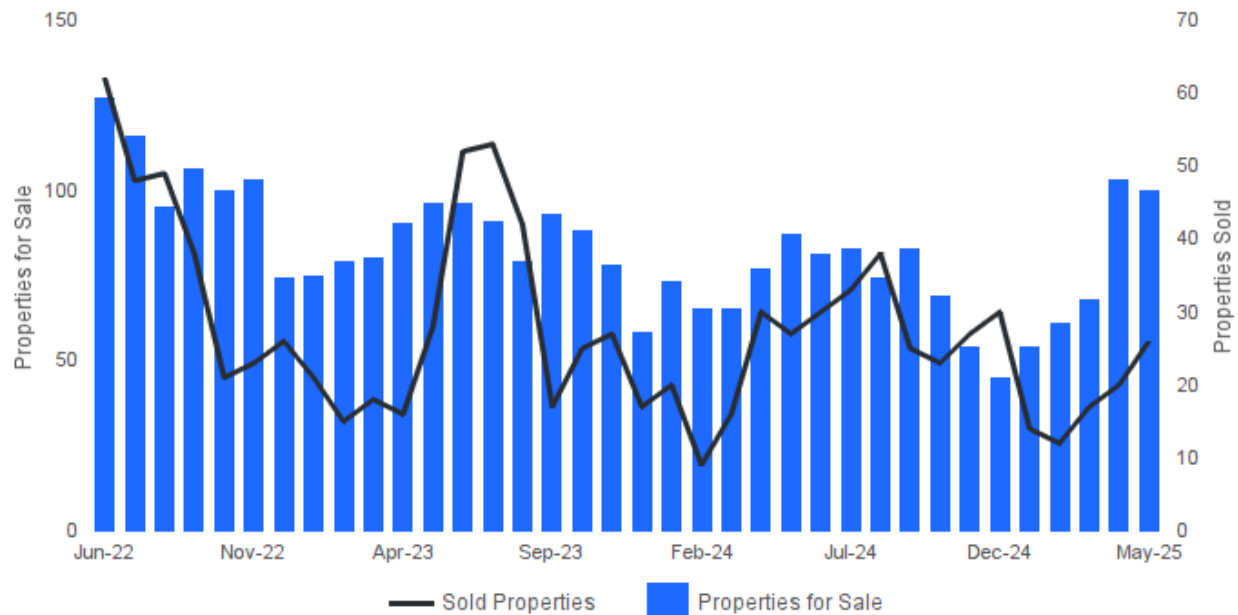


## PROPERTIES FOR SALE AND SOLD PROPERTIES

May 2025 | Single Family Homes ?

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

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



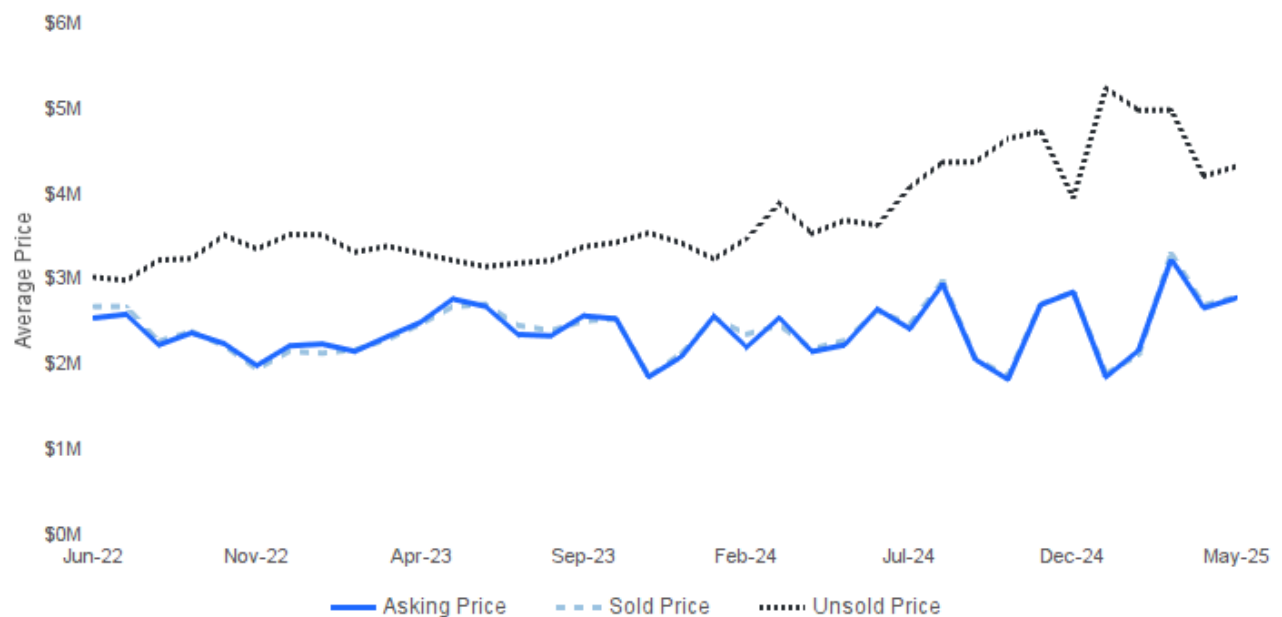
## AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2025 | Single Family Homes ?

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

**Sold Price** | the average selling price

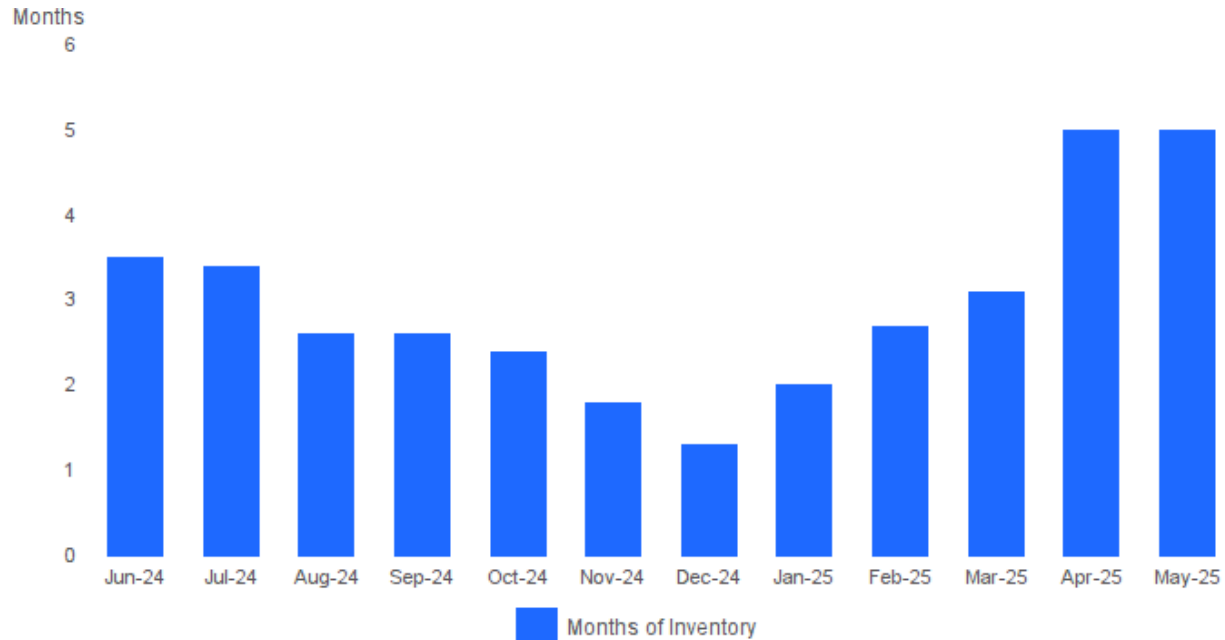
**Unsold Price** | the average active list price



## ABSORPTION RATE

May 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

May 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.

