



















AREA REPORT

WESTPORT

FULL MARKET SUMMARY

June 2020 | Single Family Homes 

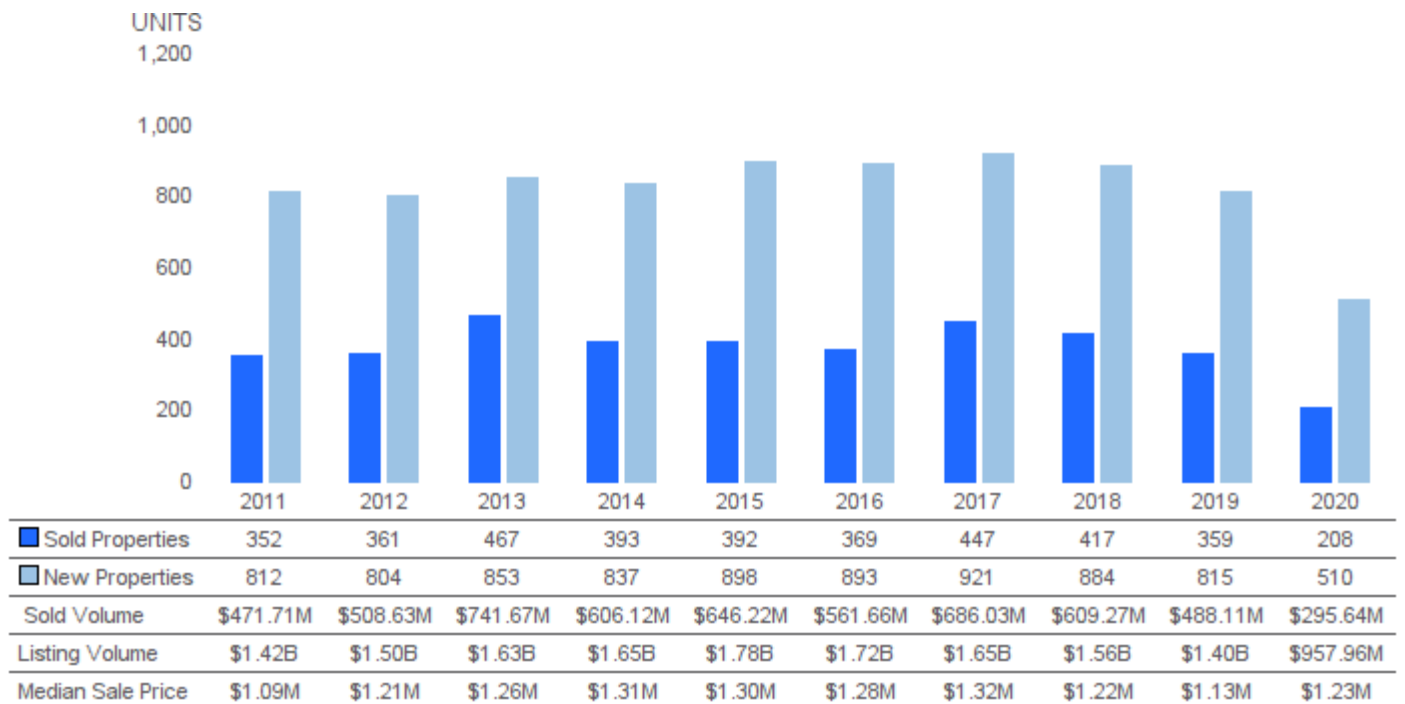
	Month to Date			Year to Date		
	June 2020	June 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	110	86	27.91% 	504	540	-6.67% 
Sold Listings	51	39	30.77% 	201	162	24.07% 
Median Listing Price	\$1,495,000	\$1,325,000	12.83% 	\$1,265,000	\$1,298,500	-2.58% 
Median Selling Price	\$1,495,000	\$1,275,000	17.25% 	\$1,205,000	\$1,227,000	-1.79% 
Median Days on Market	81	77	5.19% 	95	80	18.75% 
Average Listing Price	\$1,665,528	\$1,557,379	6.94% 	\$1,480,577	\$1,454,882	1.77% 
Average Selling Price	\$1,609,931	\$1,490,615	8% 	\$1,391,215	\$1,382,217	0.65% 
Average Days on Market	124	99	25.25% 	130	116	12.07% 
List/Sell Price Ratio	96.9%	96%	0.98% 	95.4%	95.2%	0.27% 

SOLD AND NEW PROPERTIES (UNITS)

June 2020 | Single Family Homes 

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

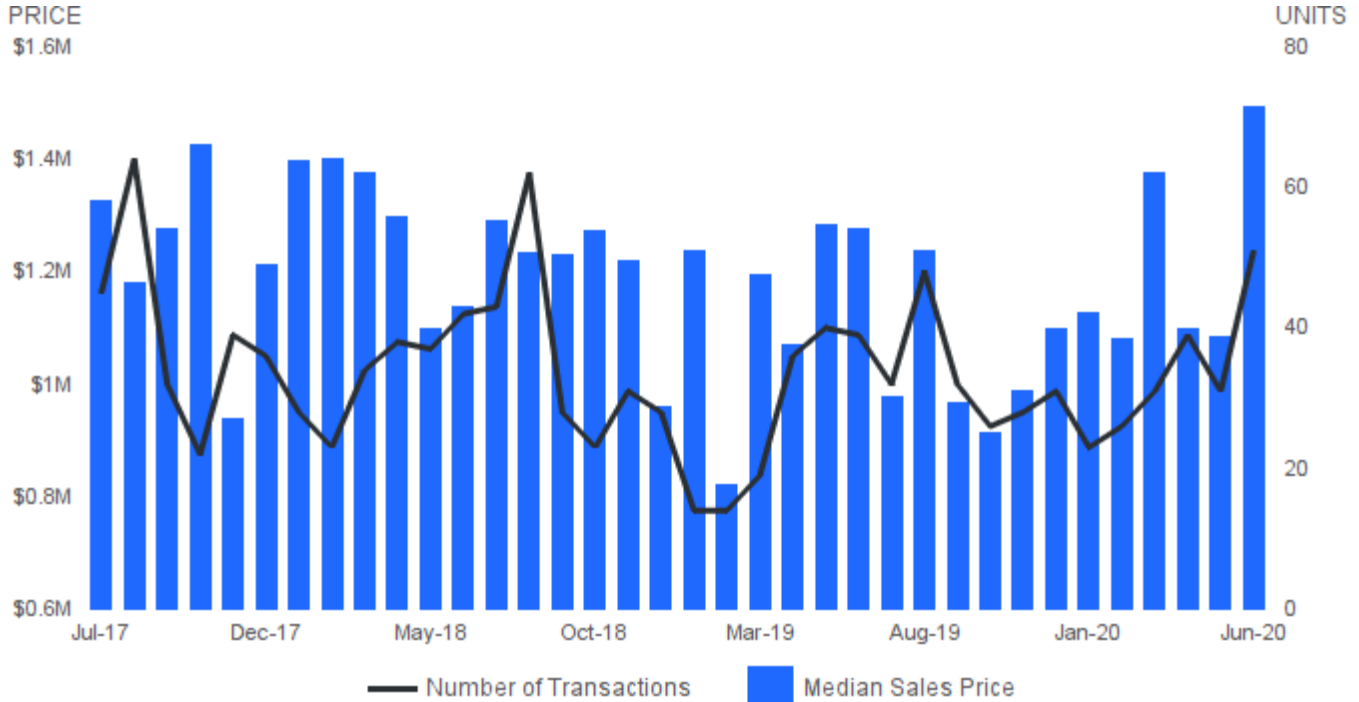


MEDIAN SALES PRICE AND NUMBER OF SALES

June 2020 | 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.

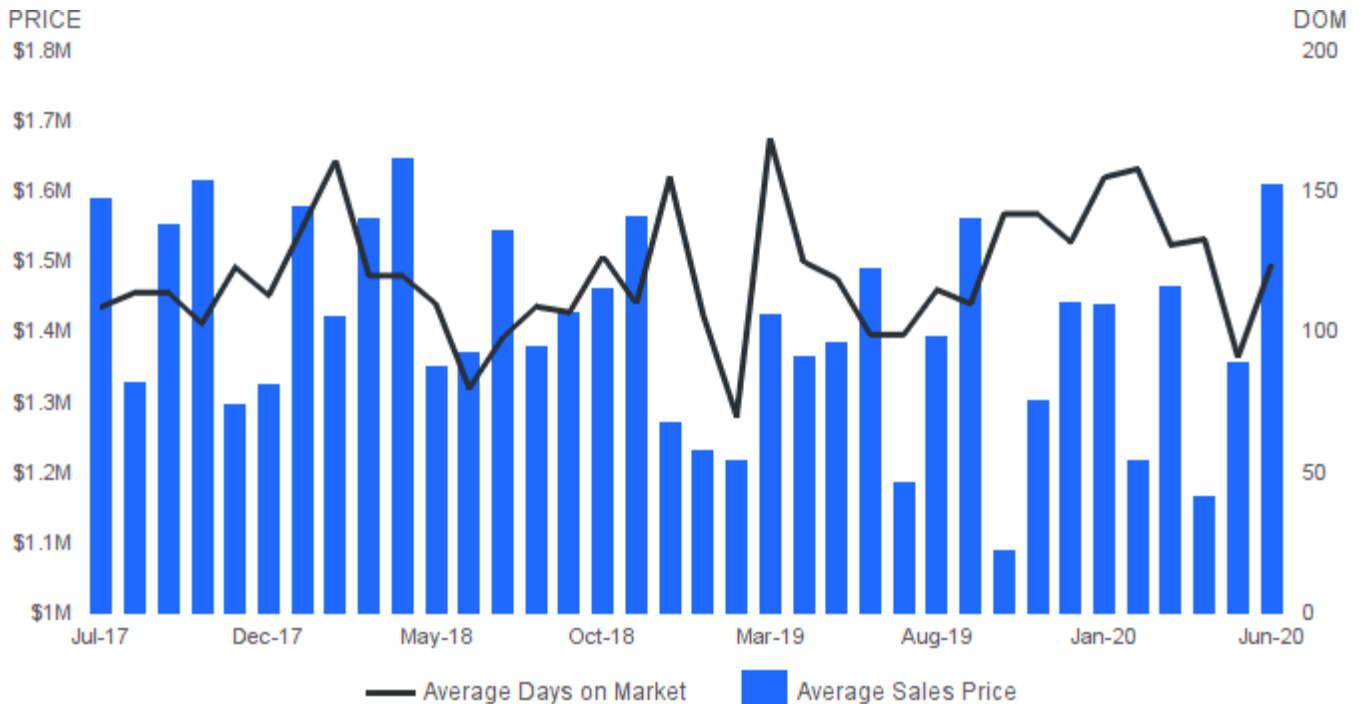


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2020 | Single Family Homes 

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

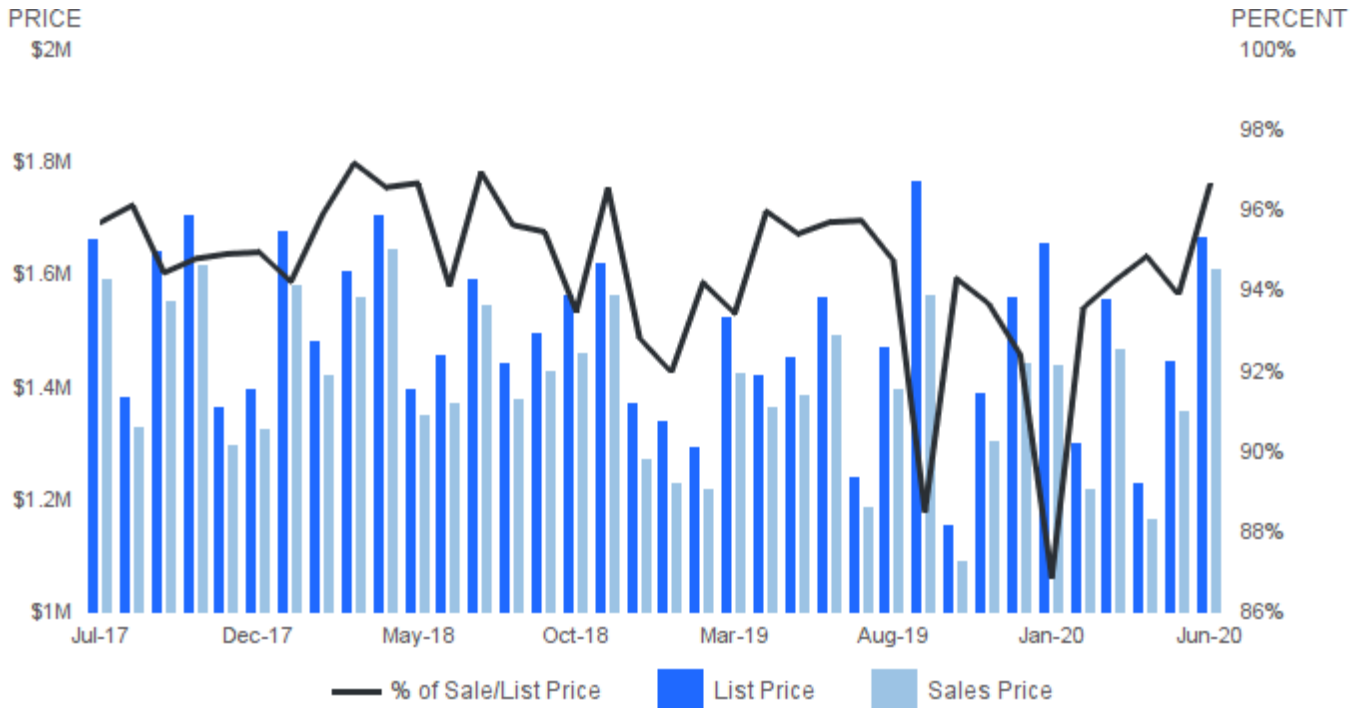
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

June 2020 | Single Family Homes 

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

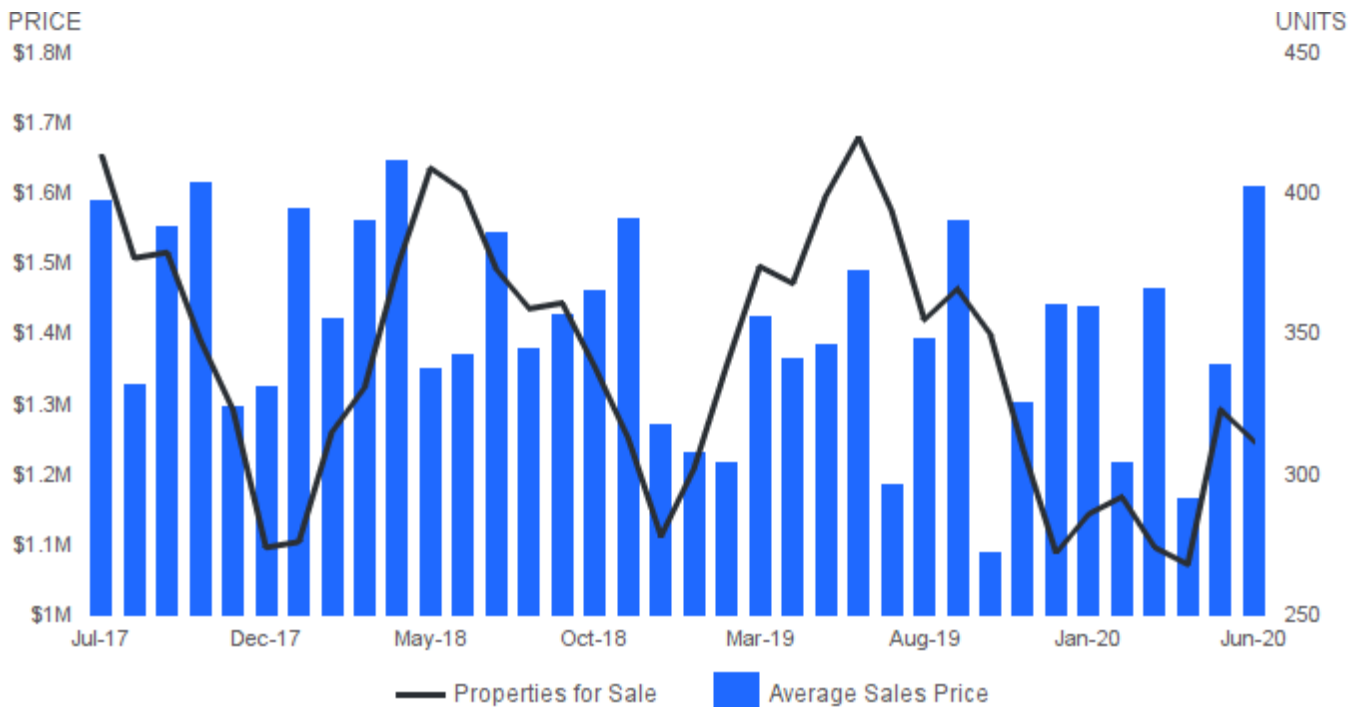


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

June 2020 | 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.

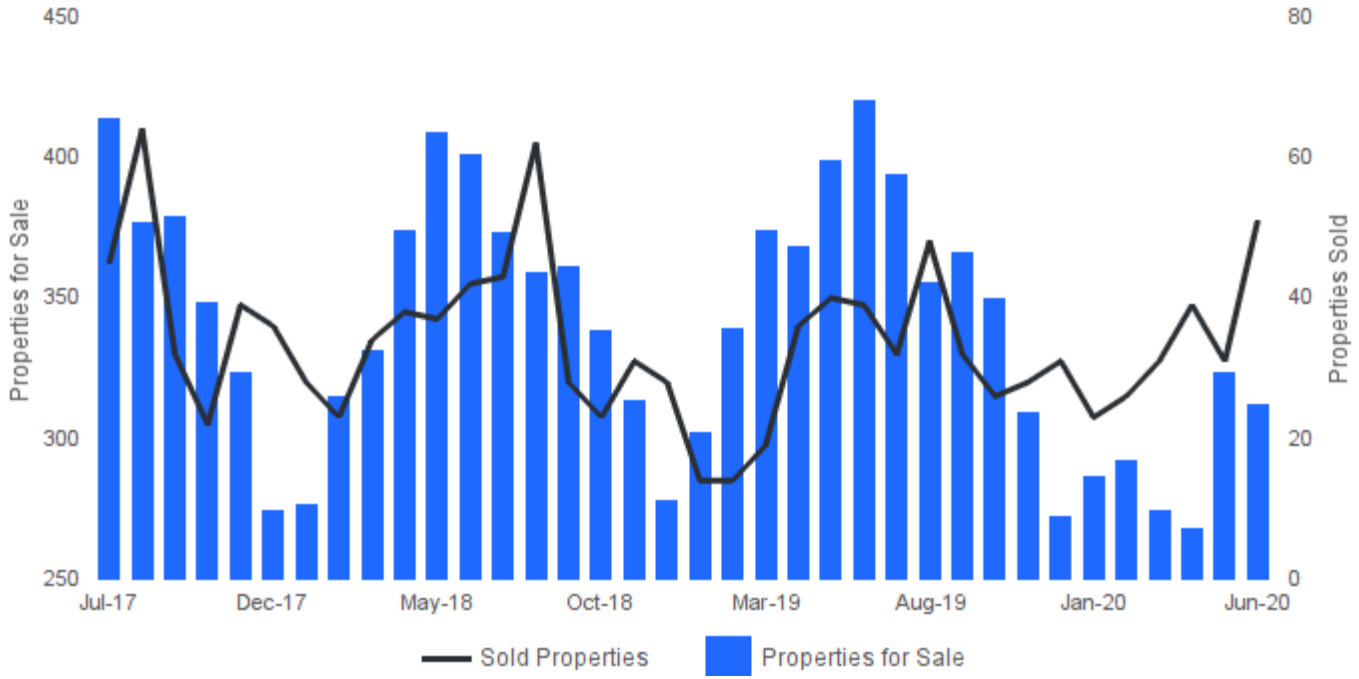


PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2020 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



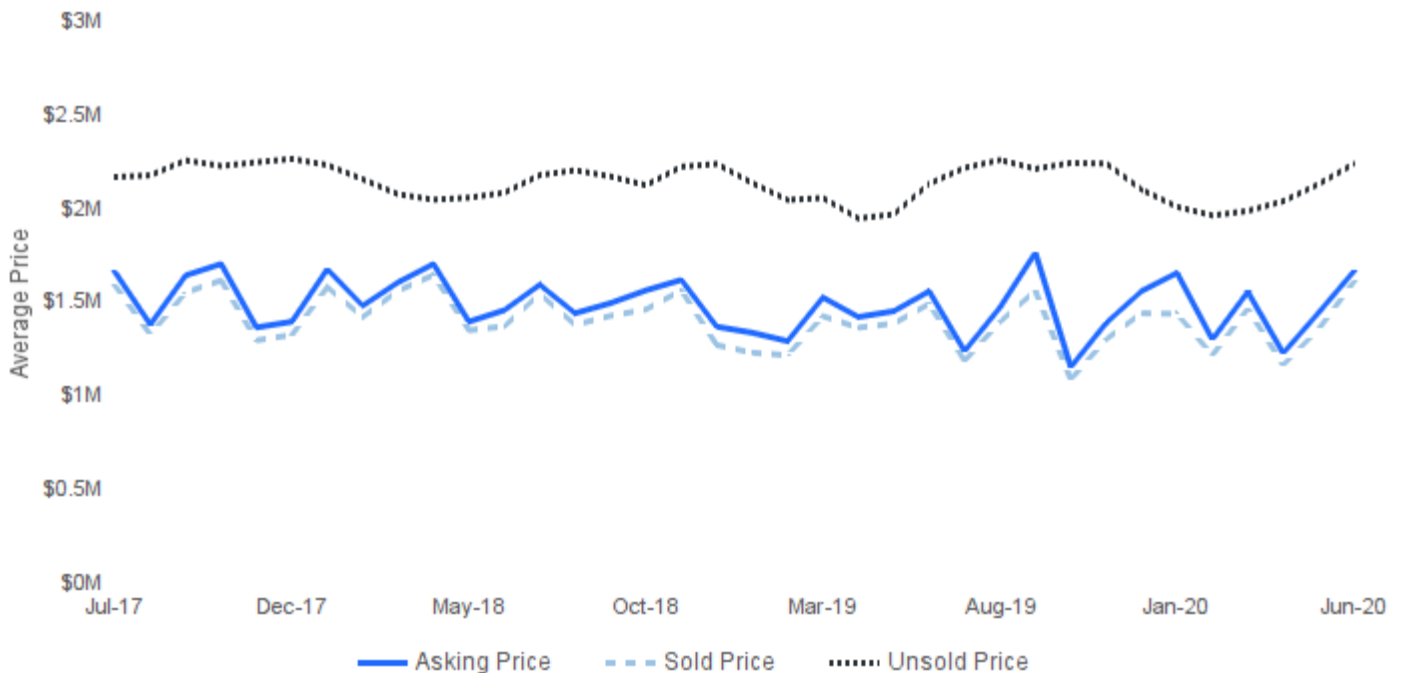
AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2020 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

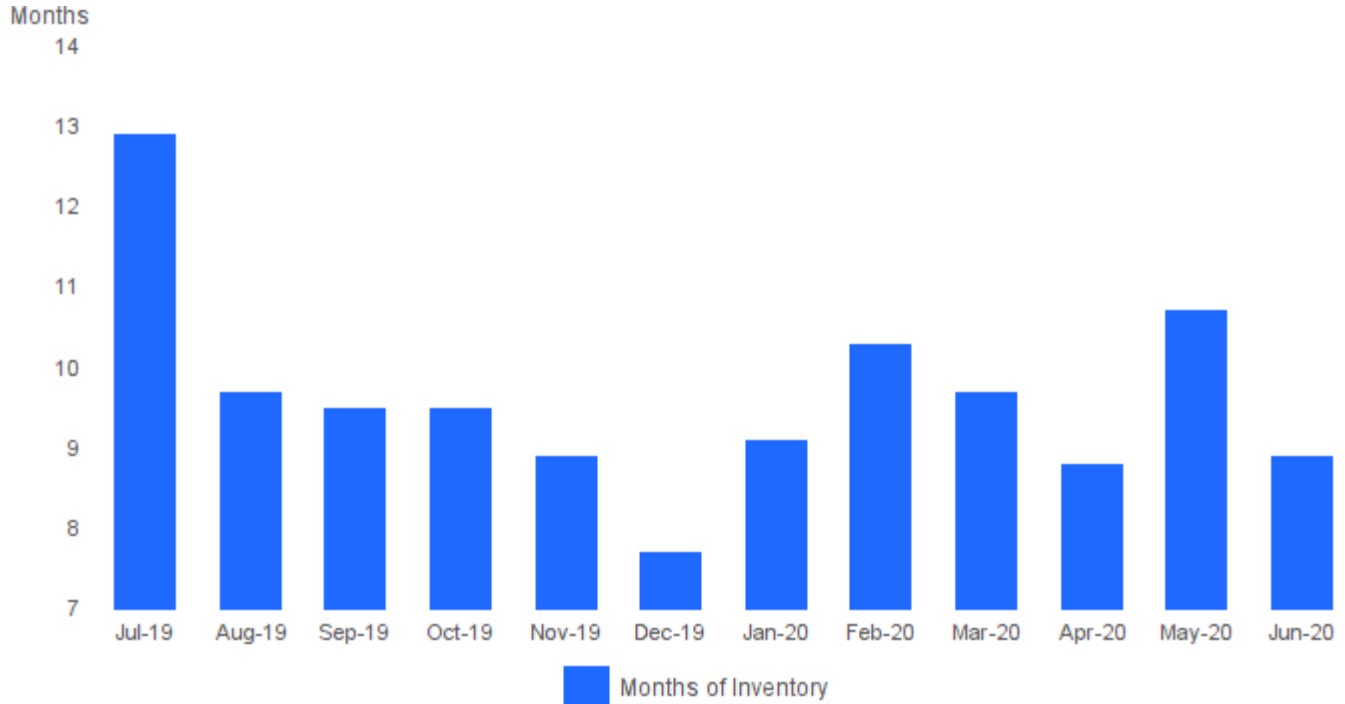
Sold Price | the average selling price



ABSORPTION RATE

June 2020 | 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

June 2020 | 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.

