

# AREA REPORT

## WESTPORT

### FULL MARKET SUMMARY

August 2020 | Single Family Homes ?

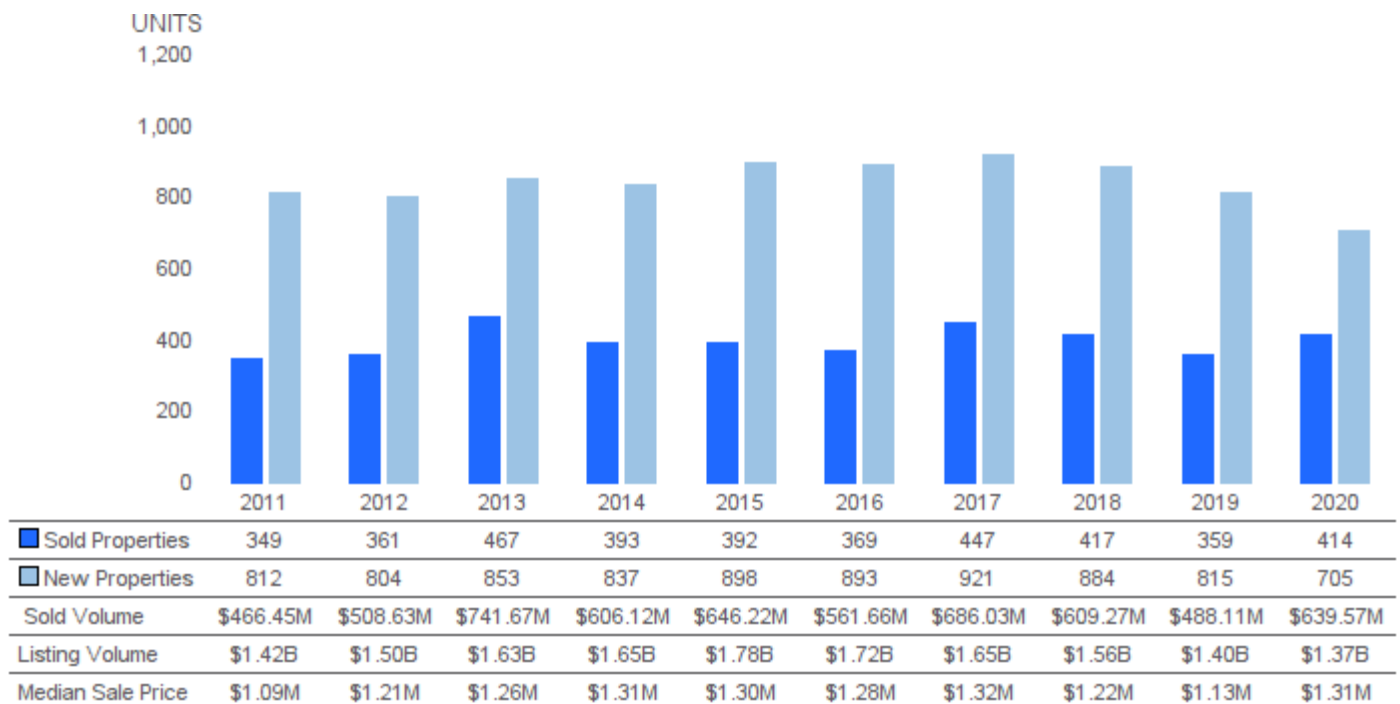
	Month to Date			Year to Date		
	August 2020	August 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	92	40	130% <span>↑</span>	697	647	7.73% <span>↑</span>
Sold Listings	105	48	118.75% <span>↑</span>	406	242	67.77% <span>↑</span>
Median List Price (Solds)	\$1,499,000	\$1,286,500	16.52% <span>↑</span>	\$1,349,500	\$1,280,000	5.43% <span>↑</span>
Median Sold Price	\$1,450,000	\$1,237,500	17.17% <span>↑</span>	\$1,303,750	\$1,207,500	7.97% <span>↑</span>
Median Days on Market	58	98	-40.82% <span>↓</span>	64	84	-23.81% <span>↓</span>
Average List Price (Solds)	\$1,768,597	\$1,471,369	20.2% <span>↑</span>	\$1,600,884	\$1,429,569	11.98% <span>↑</span>
Average Sold Price	\$1,744,790	\$1,394,286	25.14% <span>↑</span>	\$1,540,611	\$1,358,678	13.39% <span>↑</span>
Average Days on Market	105	115	-8.7% <span>↓</span>	109	114	-4.39% <span>↓</span>
List/Sold Price Ratio	98.5%	94.4%	4.35% <span>↑</span>	97%	95.1%	1.97% <span>↑</span>

### SOLD AND NEW PROPERTIES (UNITS)

August 2020 | Single Family Homes ?

**Sold Properties** | Number of properties sold during the year

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

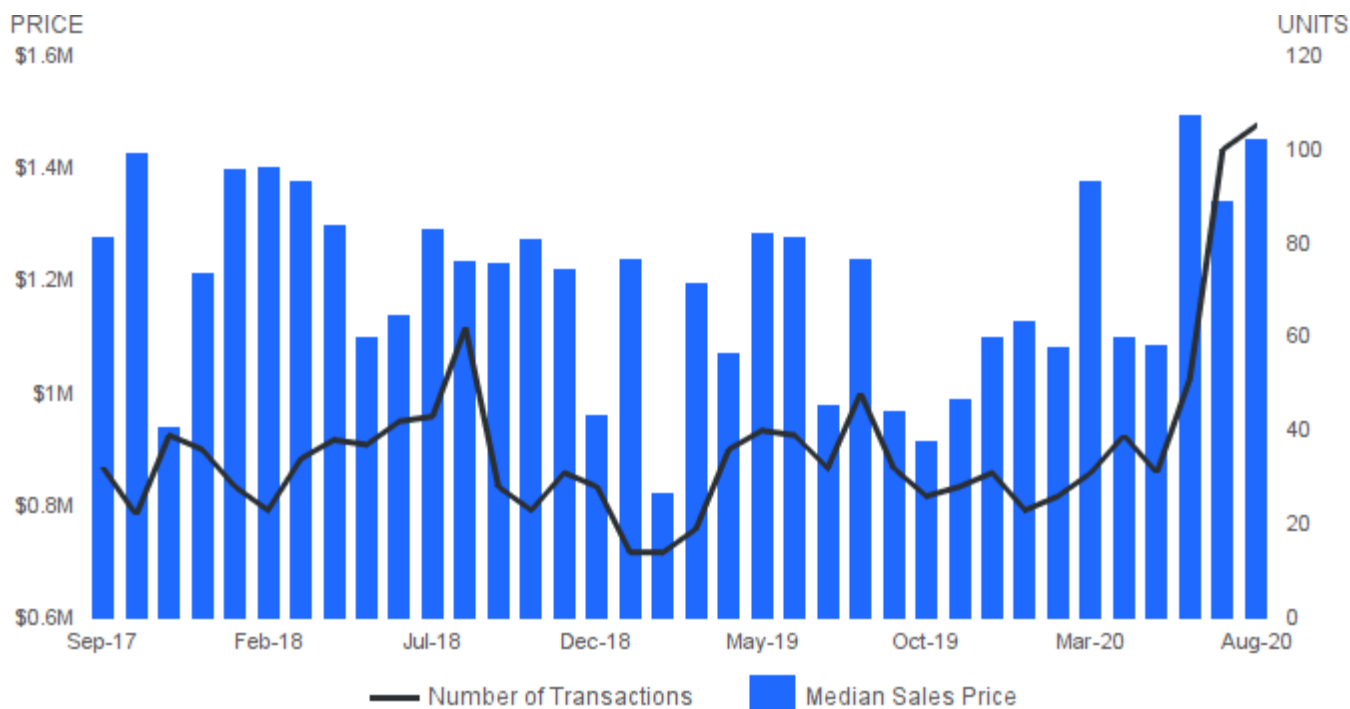


## MEDIAN SALES PRICE AND NUMBER OF SALES

August 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.

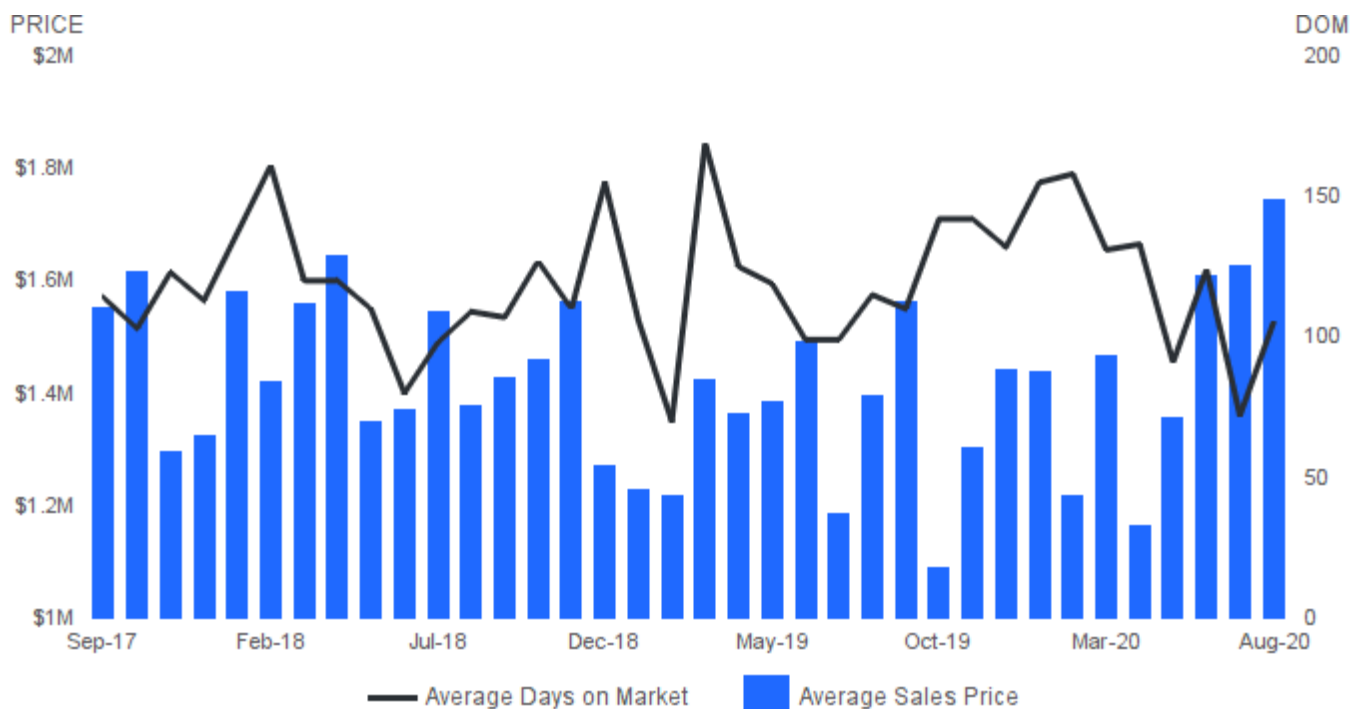


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2020 | Single Family Homes ?

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

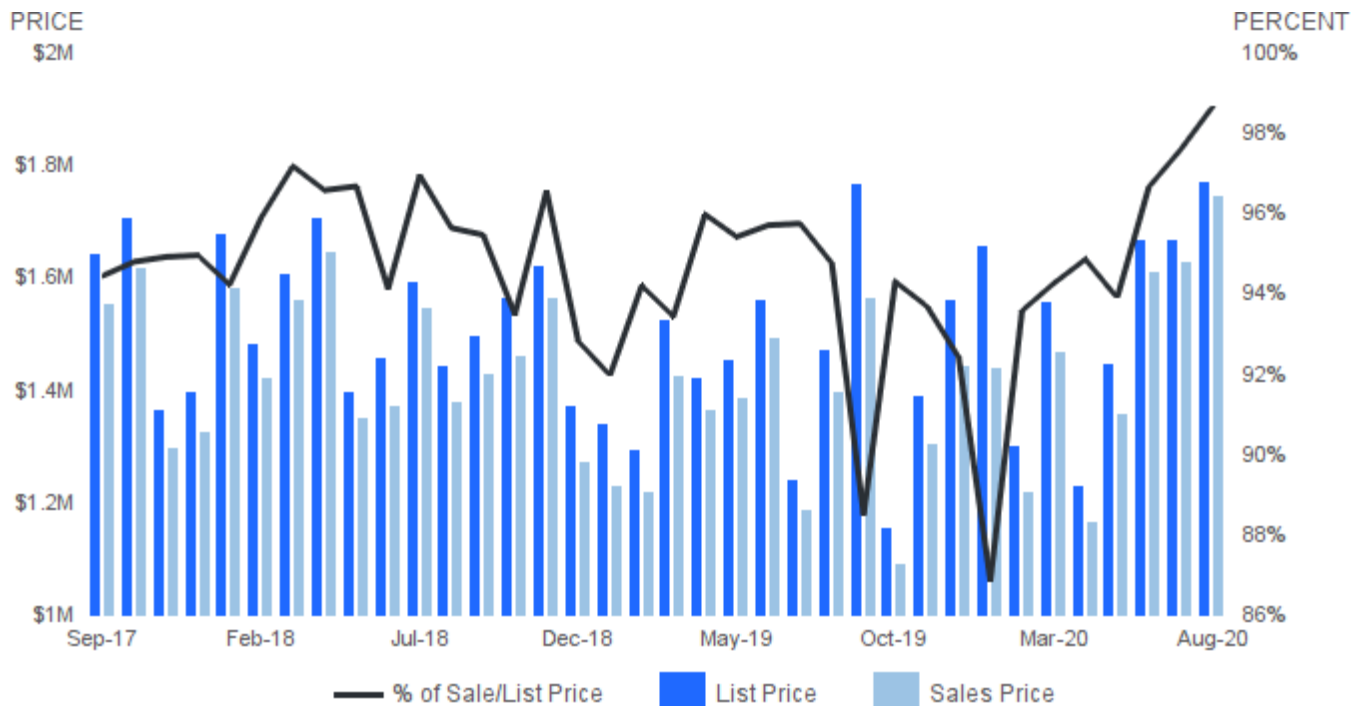
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2020 | Single Family Homes ?

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

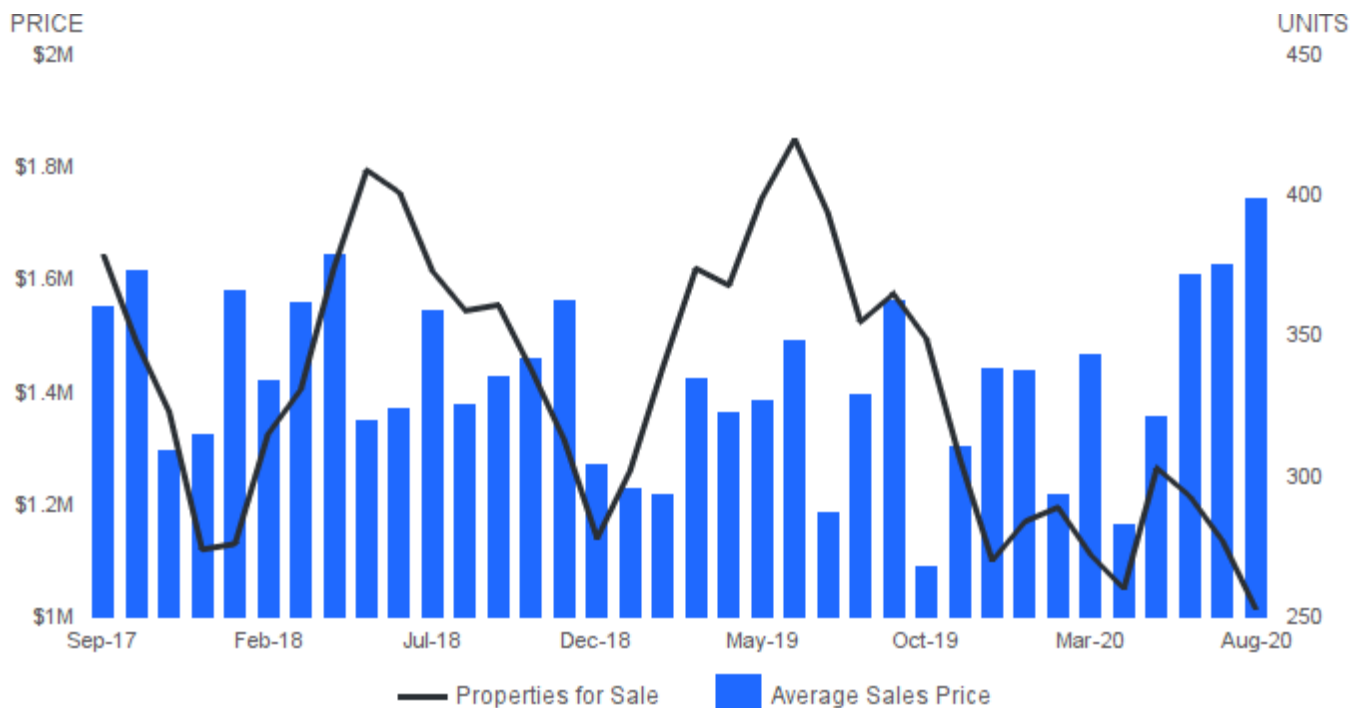


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 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.

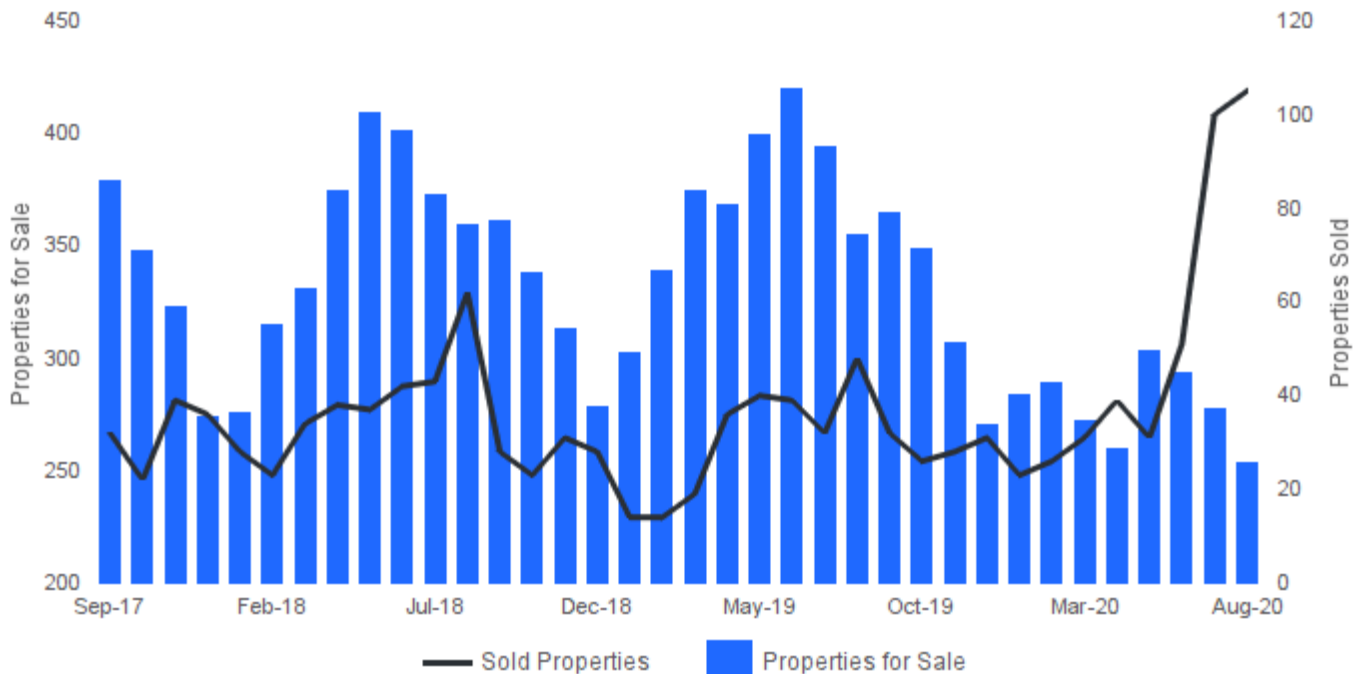


## PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2020 | Single Family Homes ?

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

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



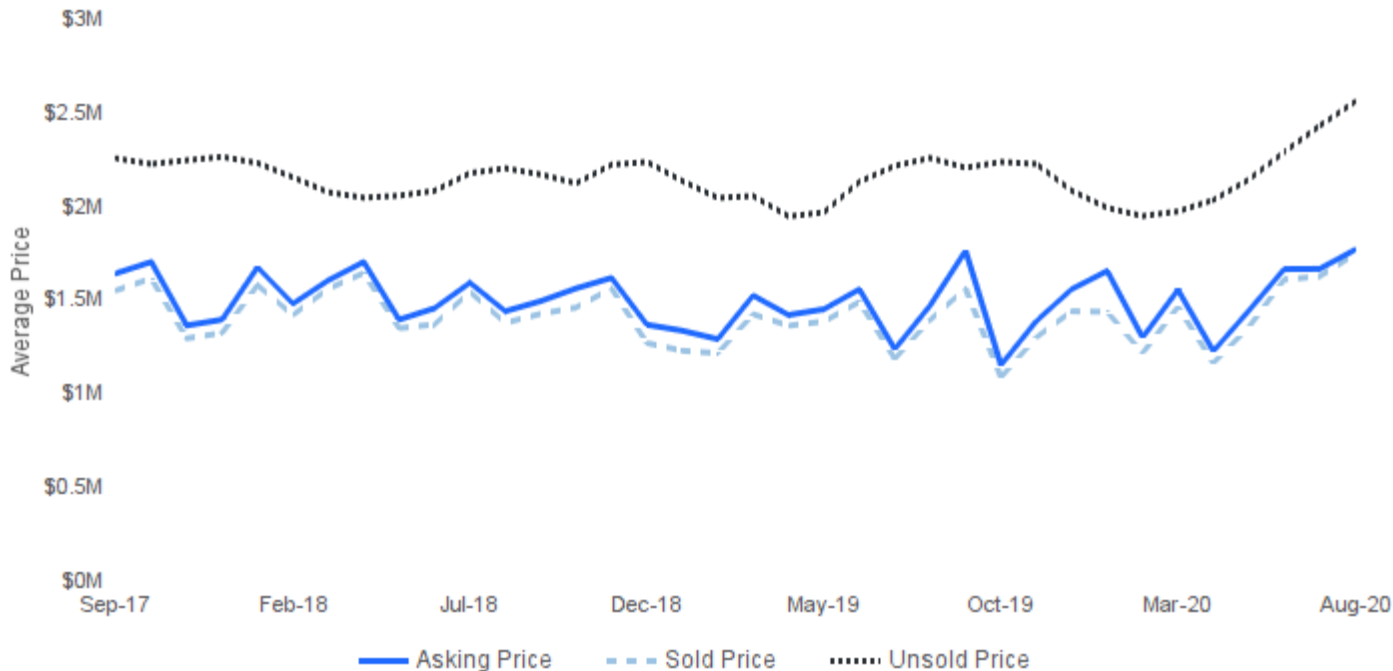
## AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2020 | Single Family Homes ?

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

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

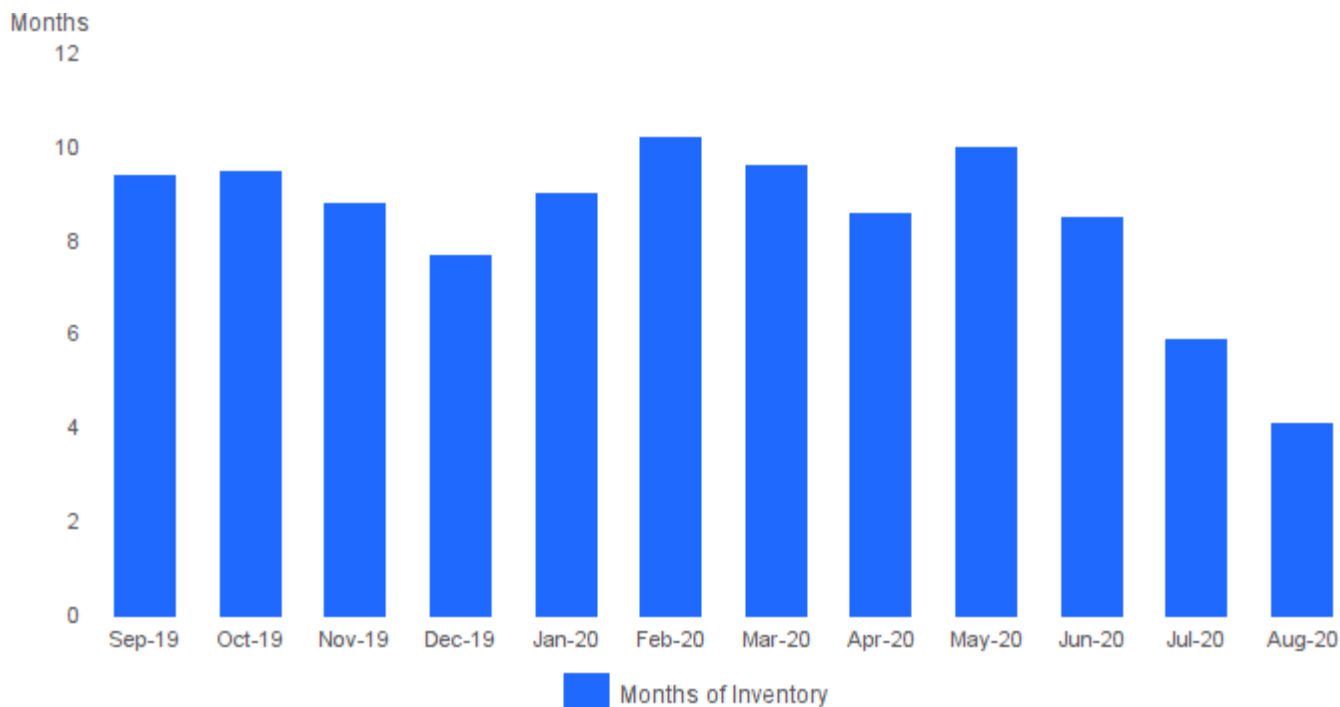
**Sold Price** | the average selling price



## ABSORPTION RATE

### August 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

### August 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.

