




# AREA REPORT

## WESTPORT

OCTOBER 2020 | SINGLE FAMILY HOMES



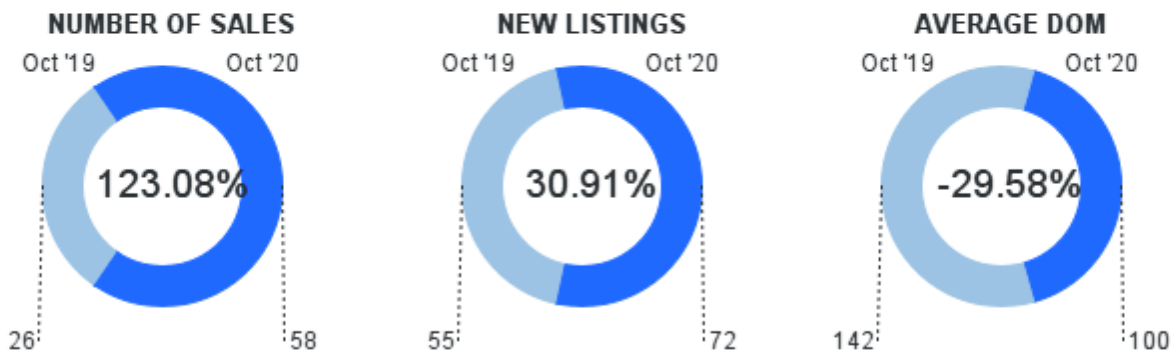
**COLDWELL BANKER**  
**REALTY**

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## WESTPORT | October 2020

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



**56.16%** 

**MEDIAN SALES PRICE**  
SINGLE FAMILY HOMES

**67.72%** 

**AVERAGE SALES PRICE**  
SINGLE FAMILY HOMES

**44.18%** 

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY HOMES

**59.78%** 

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY HOMES

 Oct '19  Oct '20

# AREA REPORT

## WESTPORT

### FULL MARKET SUMMARY

October 2020 | Single Family Homes ?

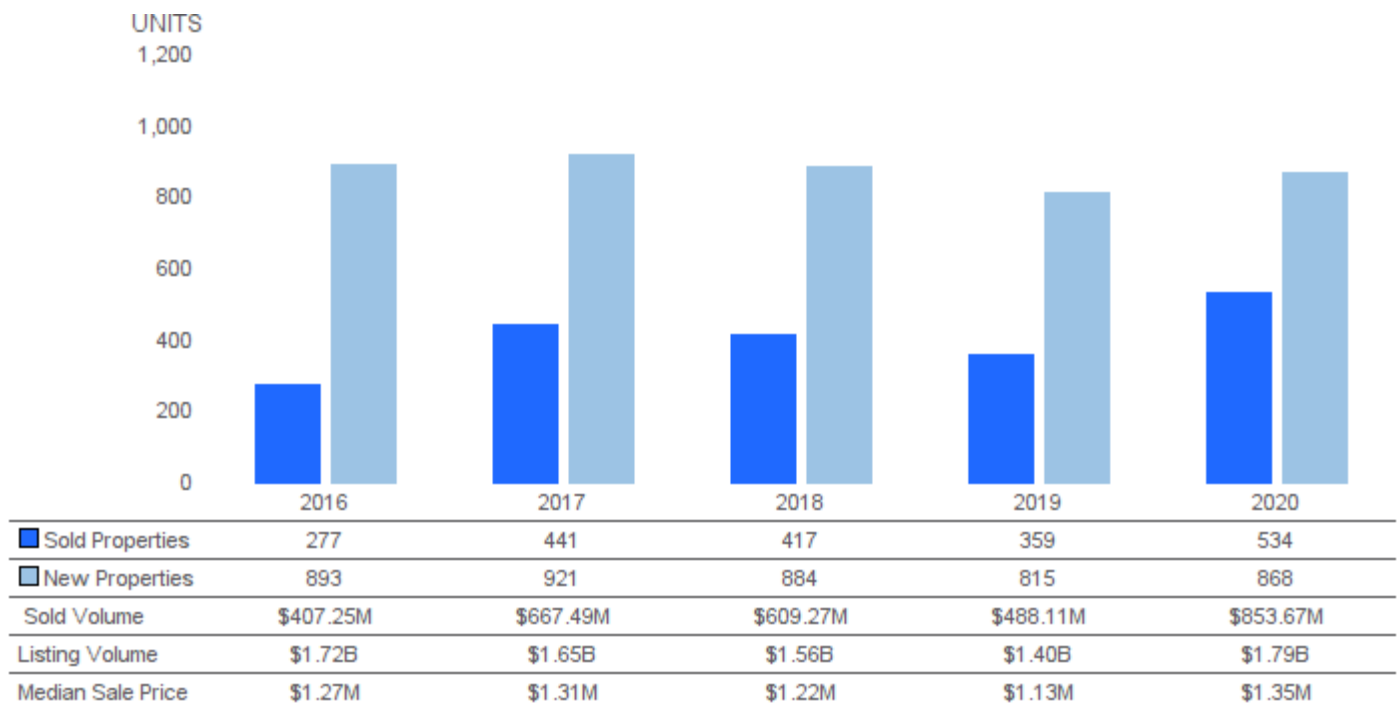
	Month to Date			Year to Date		
	October 2020	October 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	72	55	30.91% ↑	867	768	12.89% ↑
Sold Listings	58	26	123.08% ↑	532	300	77.33% ↑
Median List Price (Solds)	\$1,437,500	\$997,000	44.18% ↑	\$1,396,965	\$1,199,499	16.46% ↑
Median Sold Price	\$1,425,000	\$912,500	56.16% ↑	\$1,352,500	\$1,167,500	15.85% ↑
Median Days on Market	50	120	-58.33% ↓	59	87	-32.18% ↓
Average List Price (Solds)	\$1,843,085	\$1,153,483	59.78% ↑	\$1,654,992	\$1,441,259	14.83% ↑
Average Sold Price	\$1,824,352	\$1,087,730	67.72% ↑	\$1,601,145	\$1,356,744	18.01% ↑
Average Days on Market	100	142	-29.58% ↓	107	116	-7.76% ↓
List/Sold Price Ratio	99.6%	93.6%	6.36% ↑	97.5%	95%	2.56% ↑

### SOLD AND NEW PROPERTIES (UNITS)

October 2020 | Single Family Homes ?

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

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

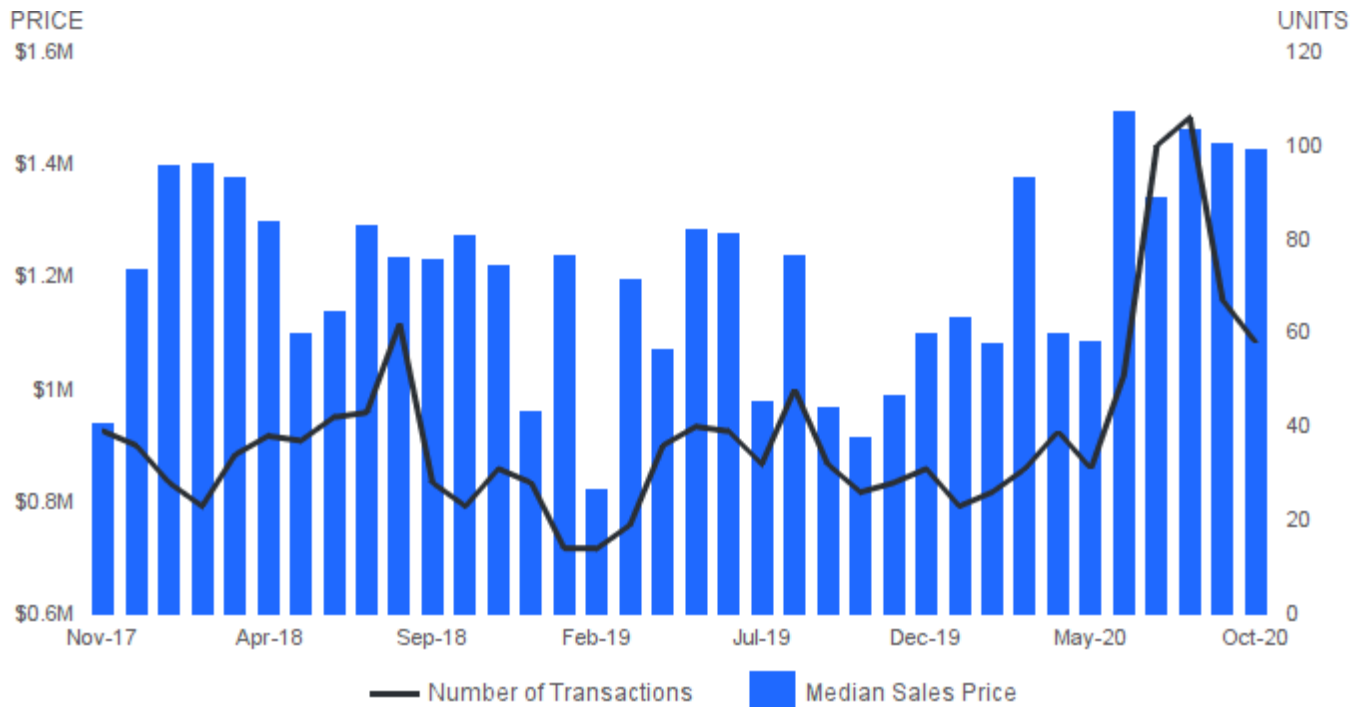


## MEDIAN SALES PRICE AND NUMBER OF SALES

October 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

October 2020 | Single Family Homes ?

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

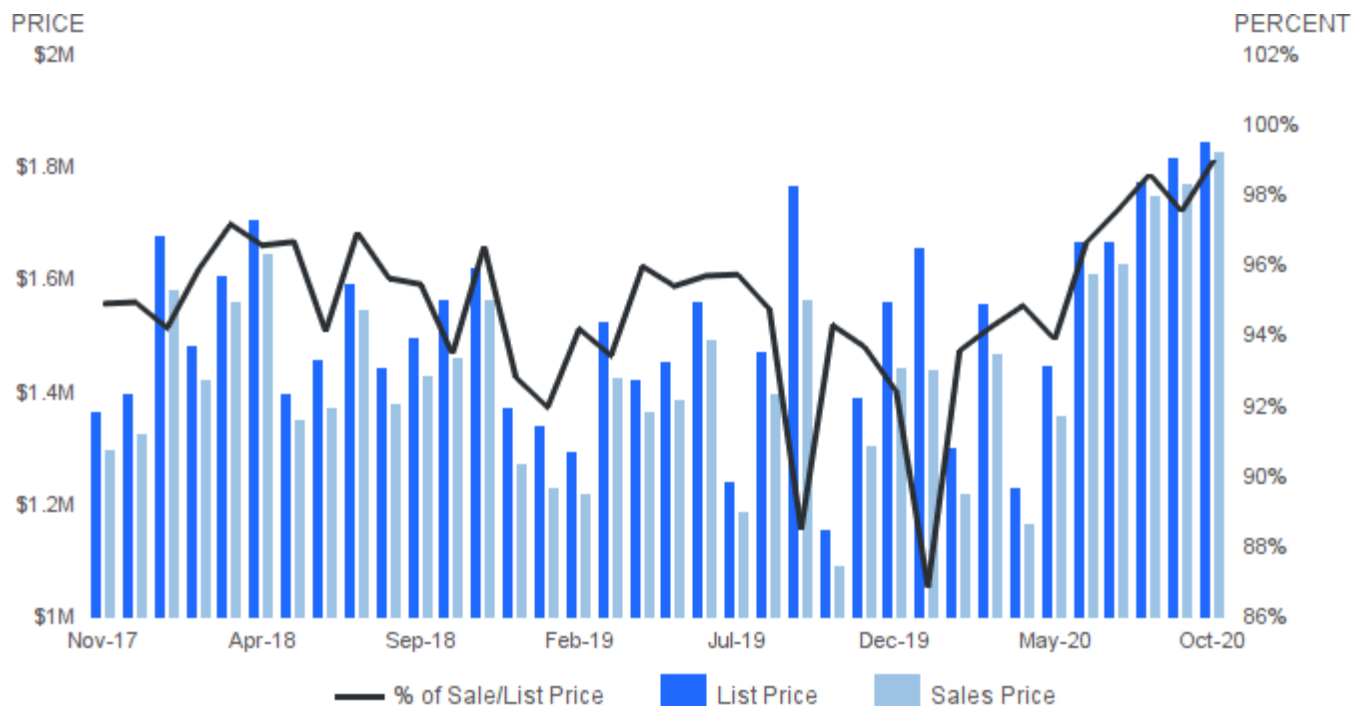
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 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

October 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.

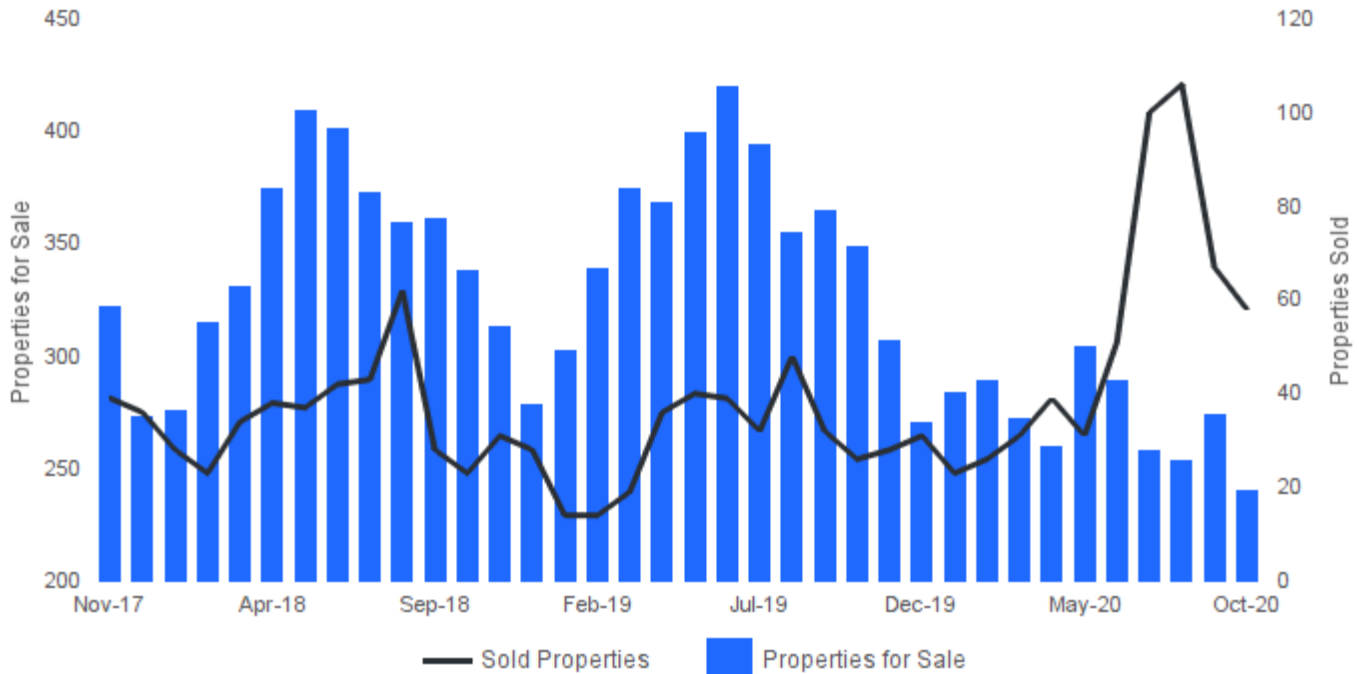


## PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2020 | Single Family Homes ?

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

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



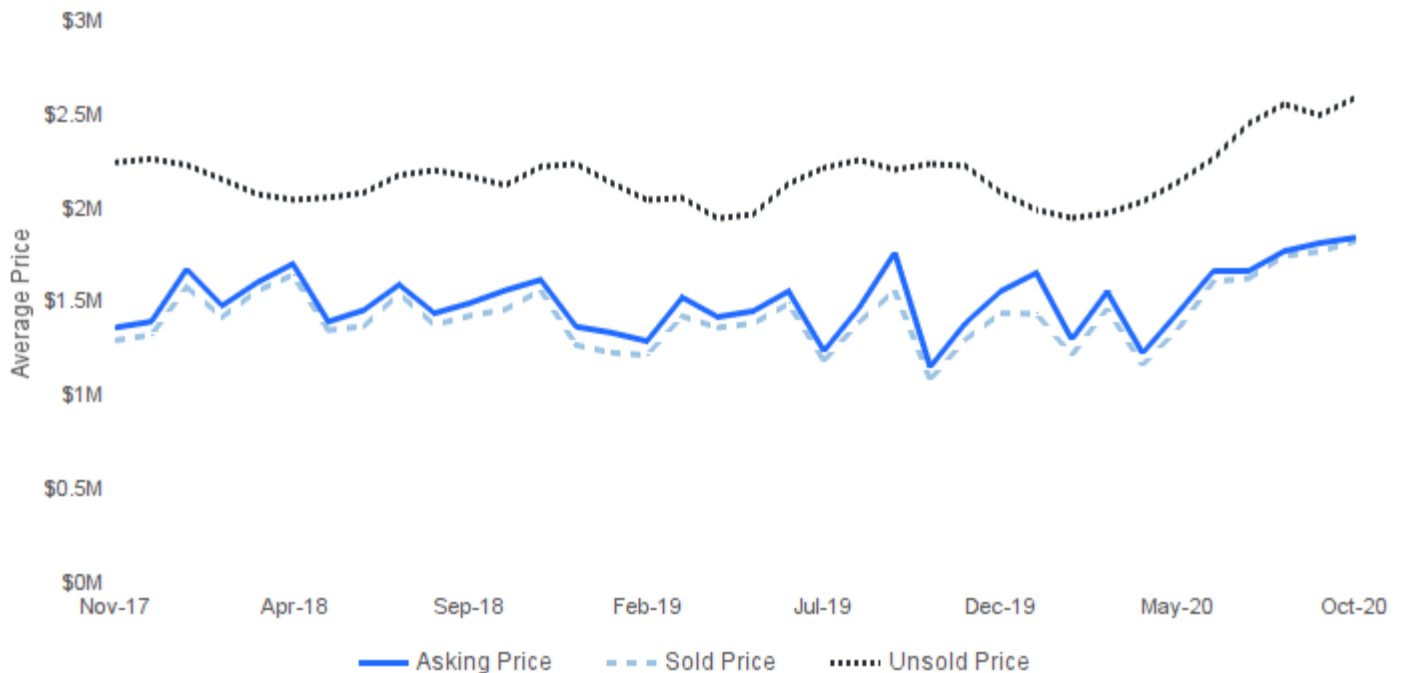
## AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2020 | Single Family Homes ?

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

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

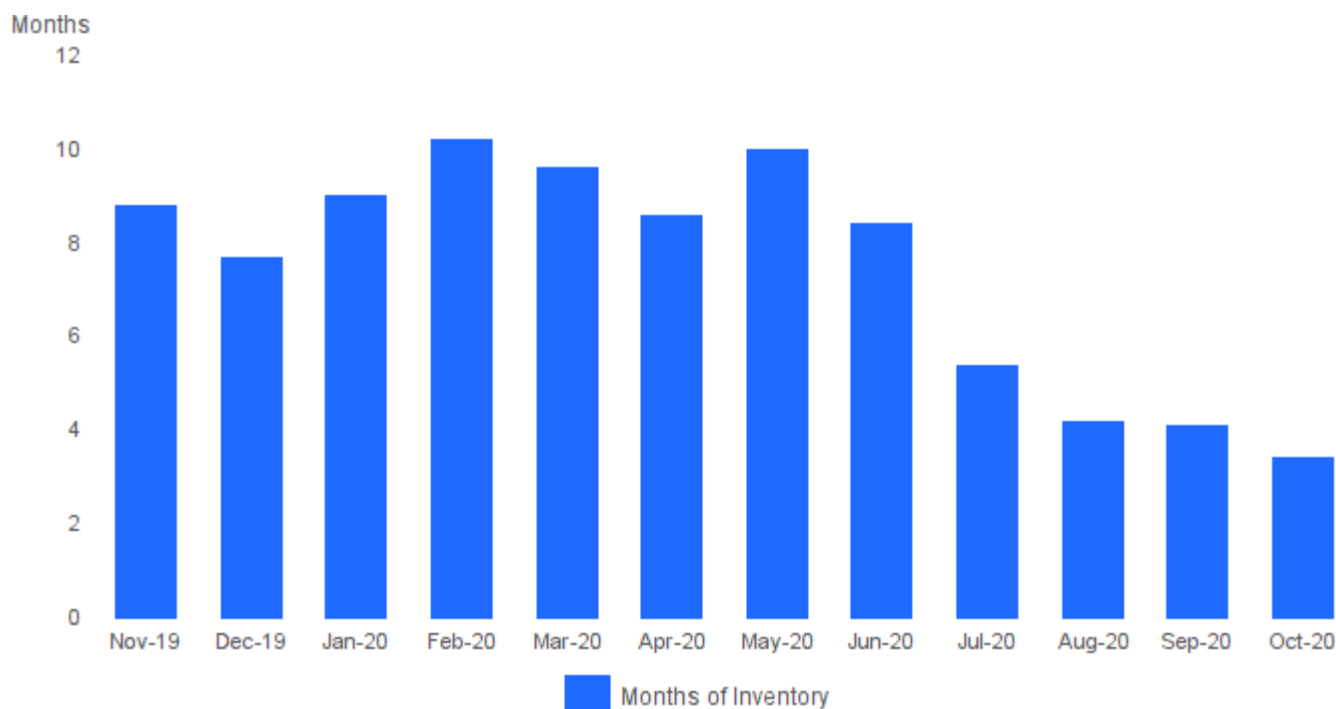
**Sold Price** | the average selling price



## ABSORPTION RATE

October 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

October 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.

