

AREA REPORT

WESTPORT

FULL MARKET SUMMARY

December 2020 | Single Family Homes ?

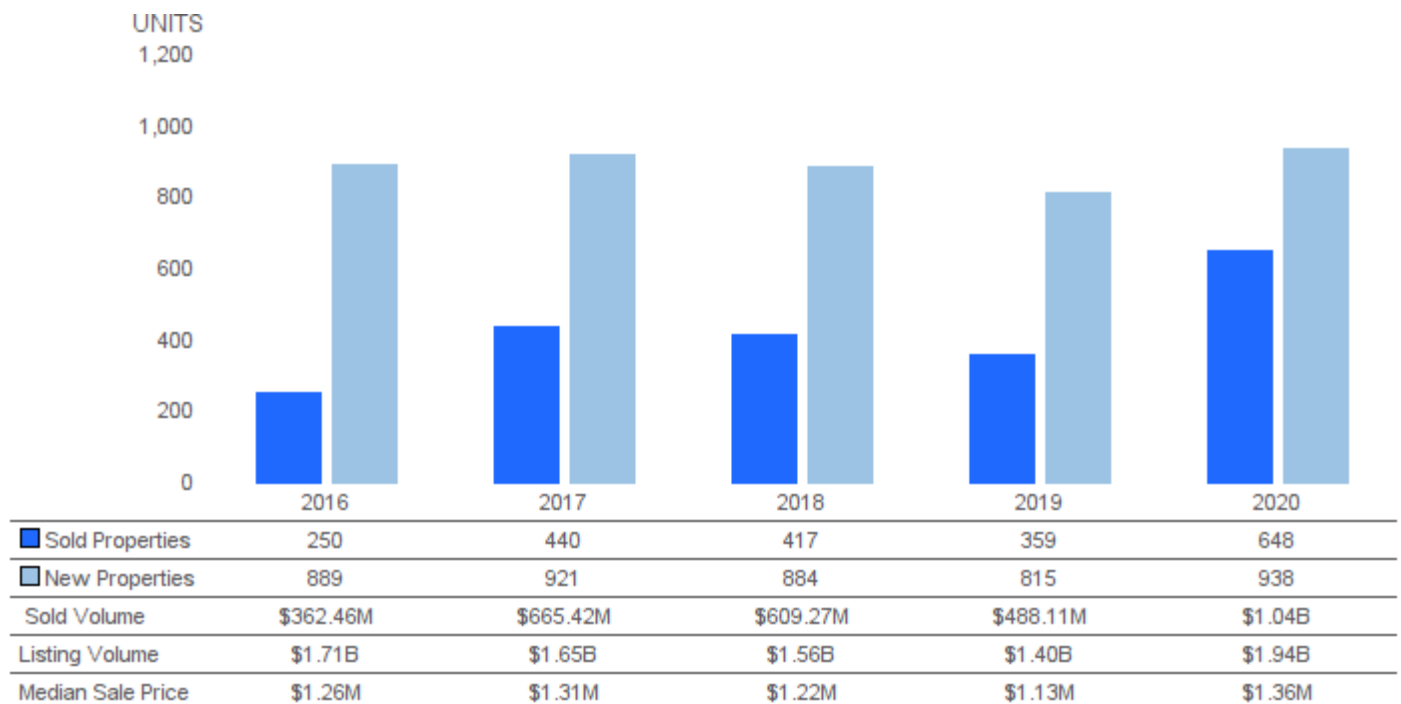
	Month to Date			Year to Date		
	December 2020	December 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	23	22	4.55% ↑	938	815	15.09% ↑
Sold Listings	70	31	125.81% ↑	648	359	80.5% ↑
Median List Price (Solds)	\$1,577,000	\$1,199,000	31.53% ↑	\$1,398,000	\$1,199,000	16.6% ↑
Median Sold Price	\$1,523,195	\$1,100,000	38.47% ↑	\$1,358,000	\$1,130,000	20.18% ↑
Median Days on Market	60	134	-55.22% ↓	60	93	-35.48% ↓
Average List Price (Solds)	\$1,722,974	\$1,558,870	10.53% ↑	\$1,645,726	\$1,447,309	13.71% ↑
Average Sold Price	\$1,682,718	\$1,440,720	16.8% ↑	\$1,597,611	\$1,359,648	17.5% ↑
Average Days on Market	75	132	-43.18% ↓	102	119	-14.29% ↓
List/Sold Price Ratio	97.9%	93.3%	4.94% ↑	97.8%	94.8%	3.14% ↑

SOLD AND NEW PROPERTIES (UNITS)

December 2020 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

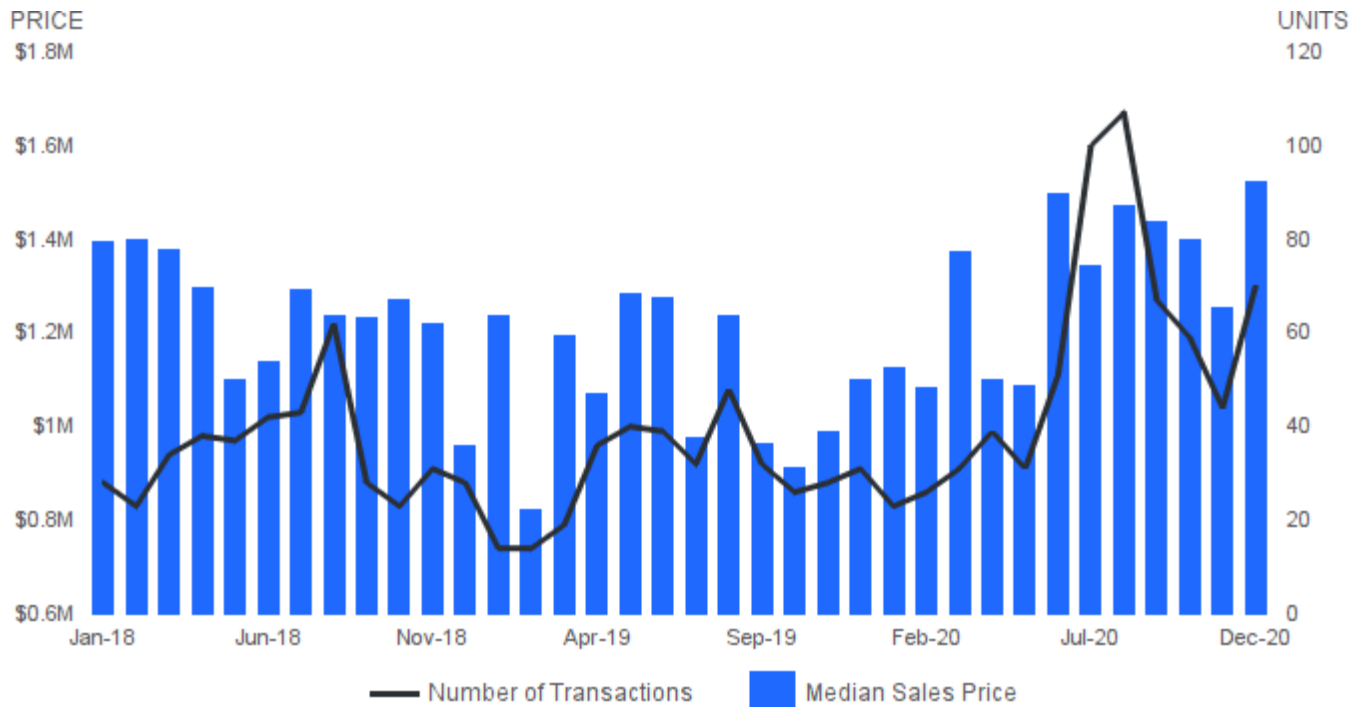


MEDIAN SALES PRICE AND NUMBER OF SALES

December 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

December 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

December 2020 | Single Family Homes ?

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

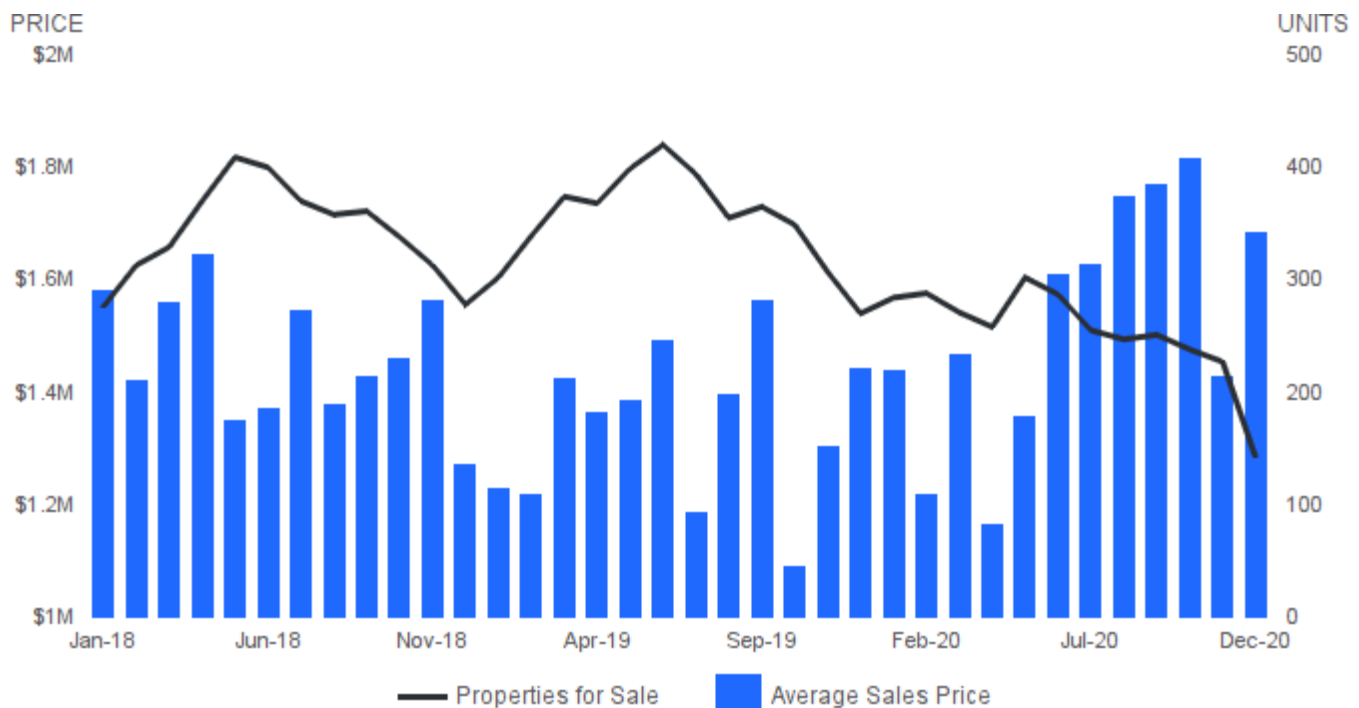


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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

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

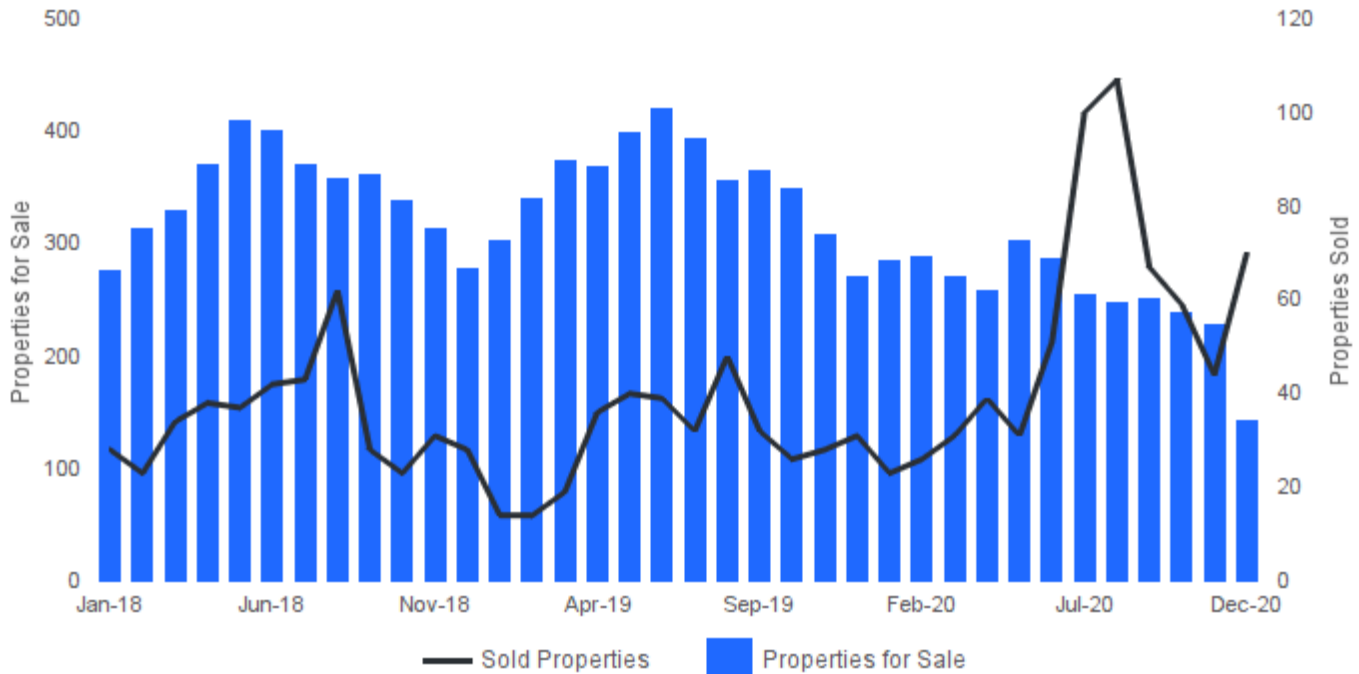


PROPERTIES FOR SALE AND SOLD PROPERTIES

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

Sold Properties | Number of properties sold.



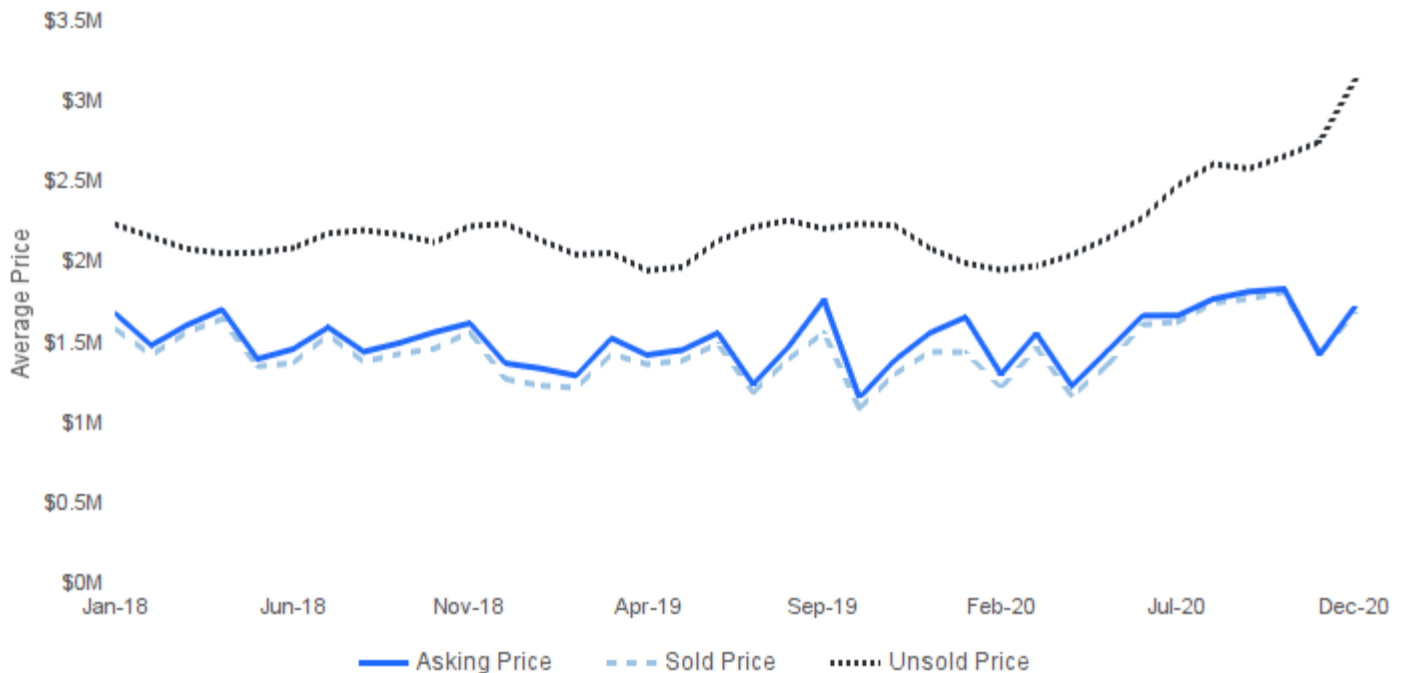
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2020 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

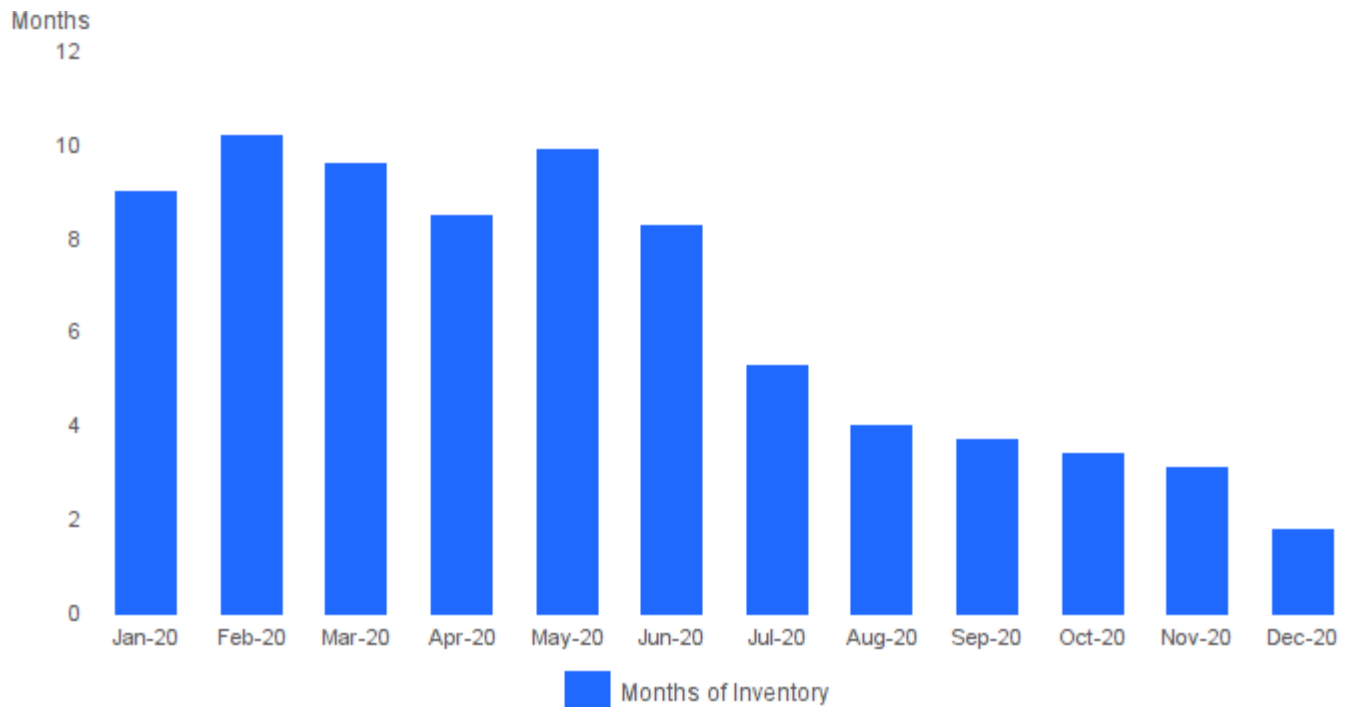
Sold Price | the average selling price



ABSORPTION RATE

December 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

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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.

