

AREA REPORT

WESTPORT

FULL MARKET SUMMARY

March 2021 | All Property Types ?

	Month to Date			Year to Date		
	March 2021	March 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	80	68	17.65% ↑	208	246	-15.45% ↓
Sold Listings	43	34	26.47% ↑	127	87	45.98% ↑
Median List Price (Solds)	\$1,695,000	\$1,369,000	23.81% ↑	\$1,425,000	\$1,100,000	29.55% ↑
Median Sold Price	\$1,695,000	\$1,300,000	30.38% ↑	\$1,425,000	\$1,115,000	27.8% ↑
Median Days on Market	42	111	-62.16% ↓	54	121	-55.37% ↓
Average List Price (Solds)	\$1,641,969	\$1,447,552	13.43% ↑	\$1,748,399	\$1,407,773	24.2% ↑
Average Sold Price	\$1,650,539	\$1,364,958	20.92% ↑	\$1,731,333	\$1,291,723	34.03% ↑
Average Days on Market	69	130	-46.92% ↓	78	146	-46.58% ↓
List/Sold Price Ratio	101.3%	94.7%	6.88% ↑	99.6%	94.5%	5.4% ↑

SOLD AND NEW PROPERTIES (UNITS)

March 2021 | All Property Types ?

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

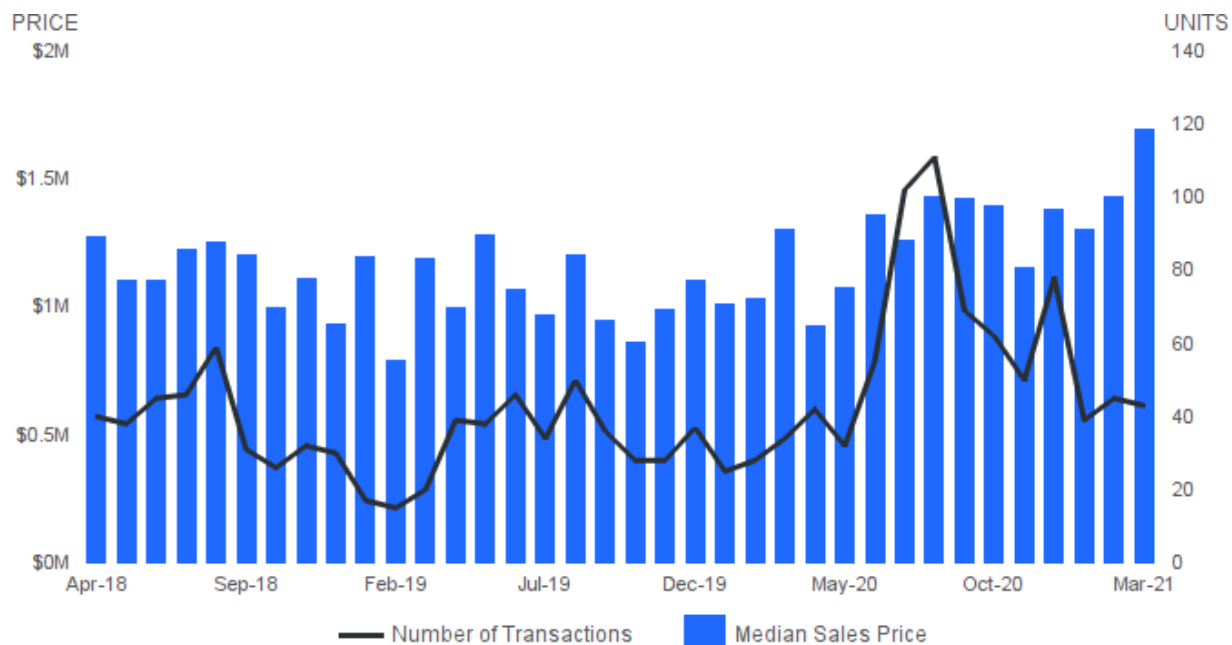


MEDIAN SALES PRICE AND NUMBER OF SALES

March 2021 | All Property Types ?

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.

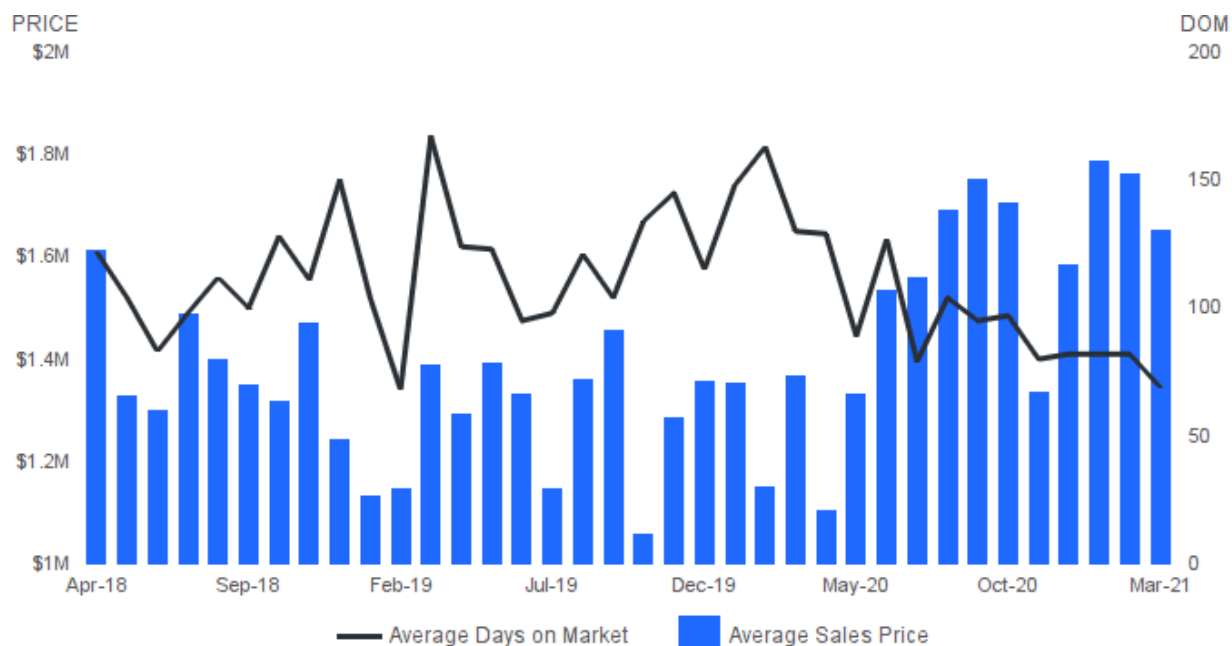


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2021 | All Property Types ?

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

March 2021 | All Property Types ?

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

March 2021 | All Property Types ?

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

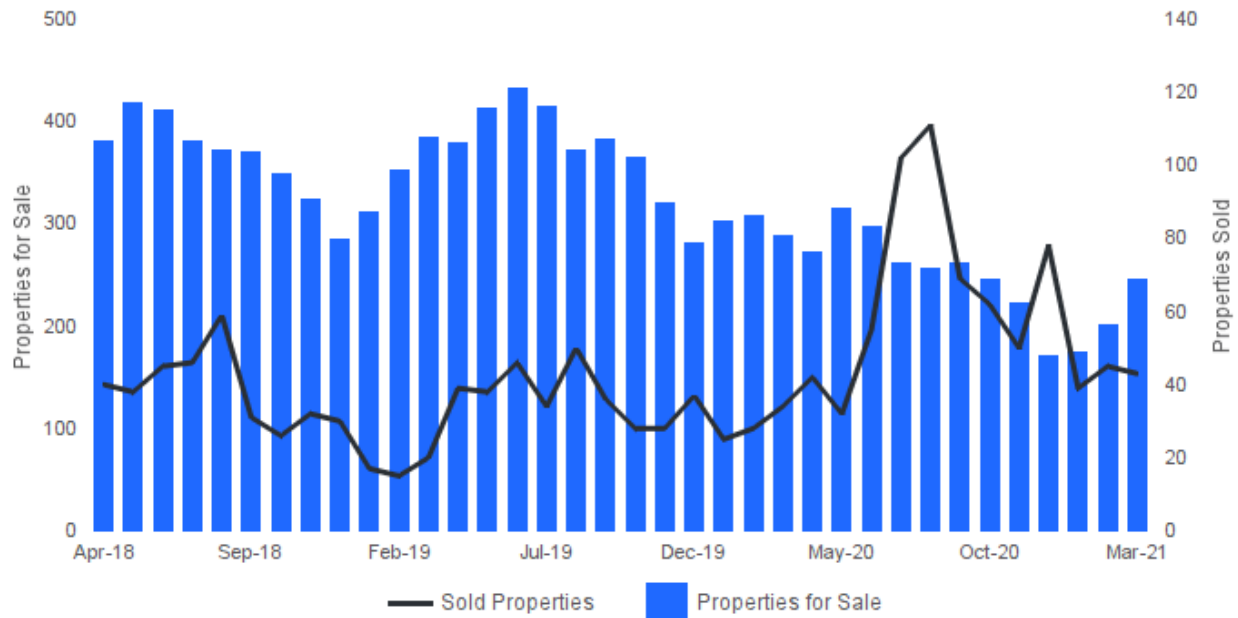
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2021 | All Property Types ?

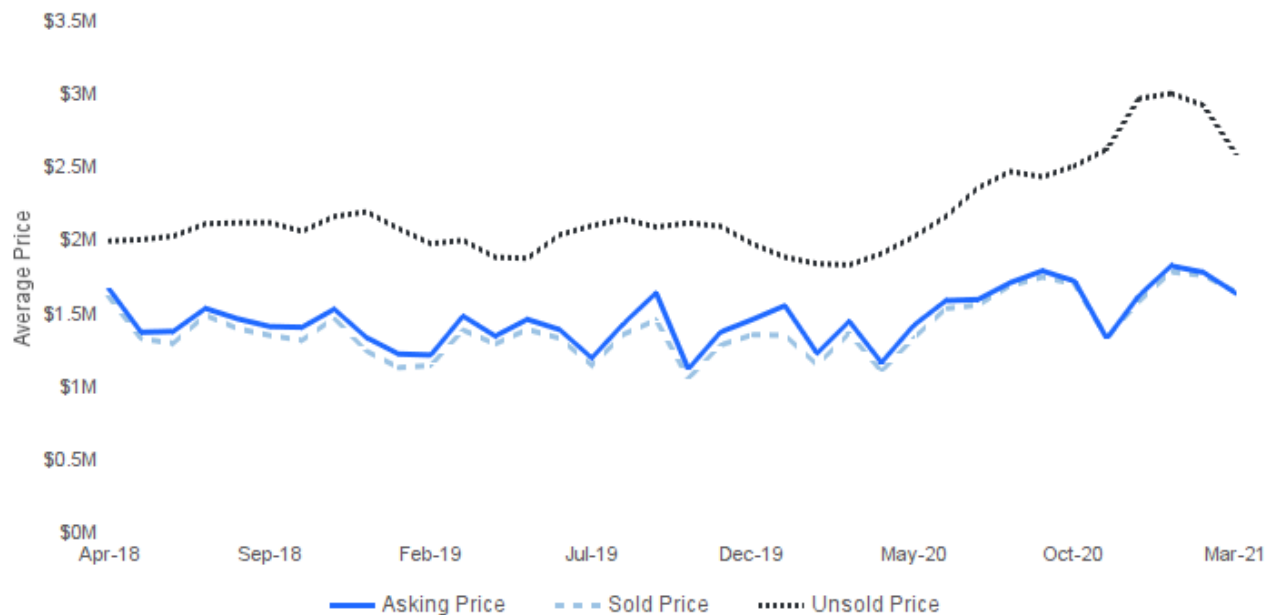
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2021 | All Property Types ?

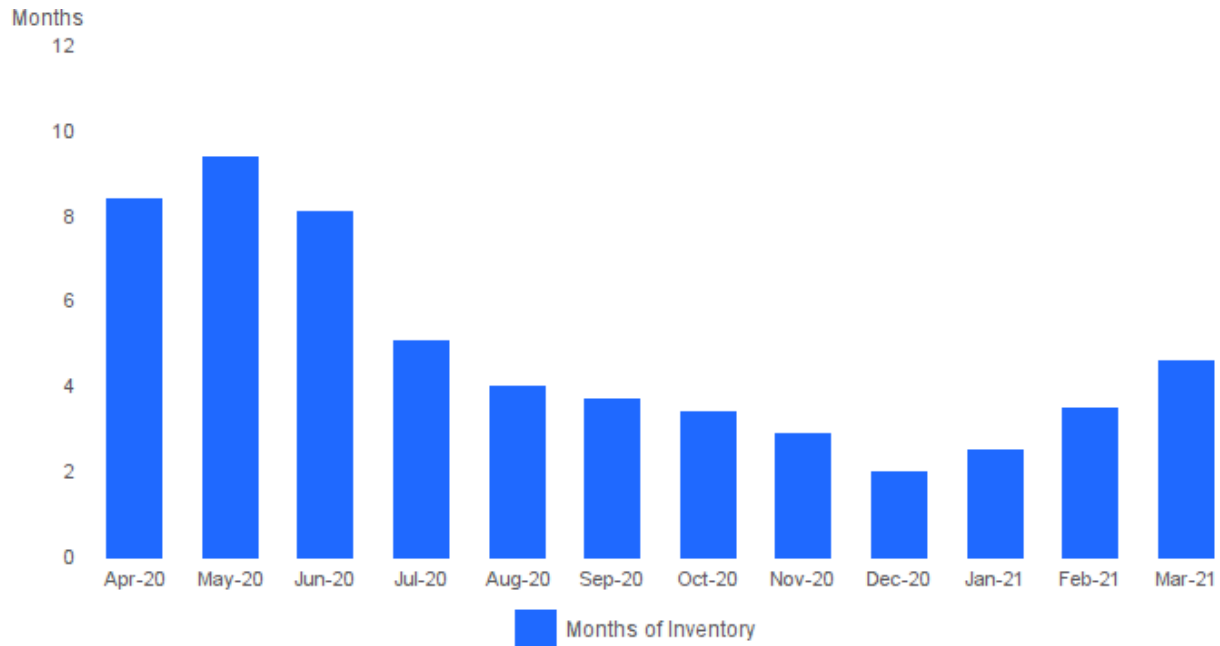
Unsold Price | the average active list price
Asking Price | the average asking price of sold properties
Sold Price | the average selling price



ABSORPTION RATE

March 2021 | All Property Types ?

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

March 2021 | All Property Types ?

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.

