

AREA REPORT

WESTPORT

FULL MARKET SUMMARY

May 2021 | Single Family Homes ?

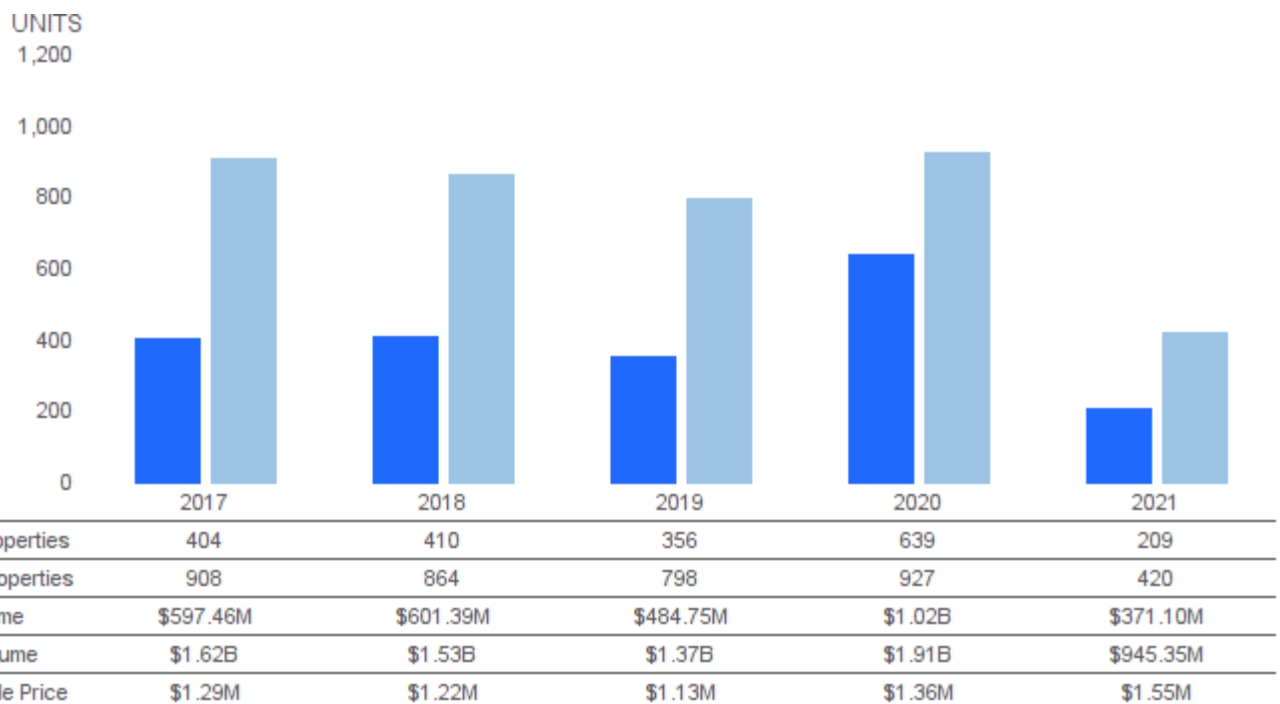
	Month to Date			Year to Date		
	May 2021	May 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	117	114	2.63% ↑	409	388	5.41% ↑
Sold Listings	47	31	51.61% ↑	202	148	36.49% ↑
Median List Price (Solds)	\$1,550,000	\$1,150,000	34.78% ↑	\$1,499,499	\$1,197,000	25.27% ↑
Median Sold Price	\$1,582,000	\$1,085,000	45.81% ↑	\$1,552,500	\$1,120,000	38.62% ↑
Median Days on Market	32	51	-37.25% ↓	39	97	-59.79% ↓
Average List Price (Solds)	\$1,732,785	\$1,443,158	20.07% ↑	\$1,793,378	\$1,424,690	25.88% ↑
Average Sold Price	\$1,760,614	\$1,355,177	29.92% ↑	\$1,788,795	\$1,322,847	35.22% ↑
Average Days on Market	54	85	-36.47% ↓	71	130	-45.38% ↓
List/Sold Price Ratio	101.9%	95.7%	6.44% ↑	100.3%	94.9%	5.75% ↑

SOLD AND NEW PROPERTIES (UNITS)

May 2021 | 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

May 2021 | 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.

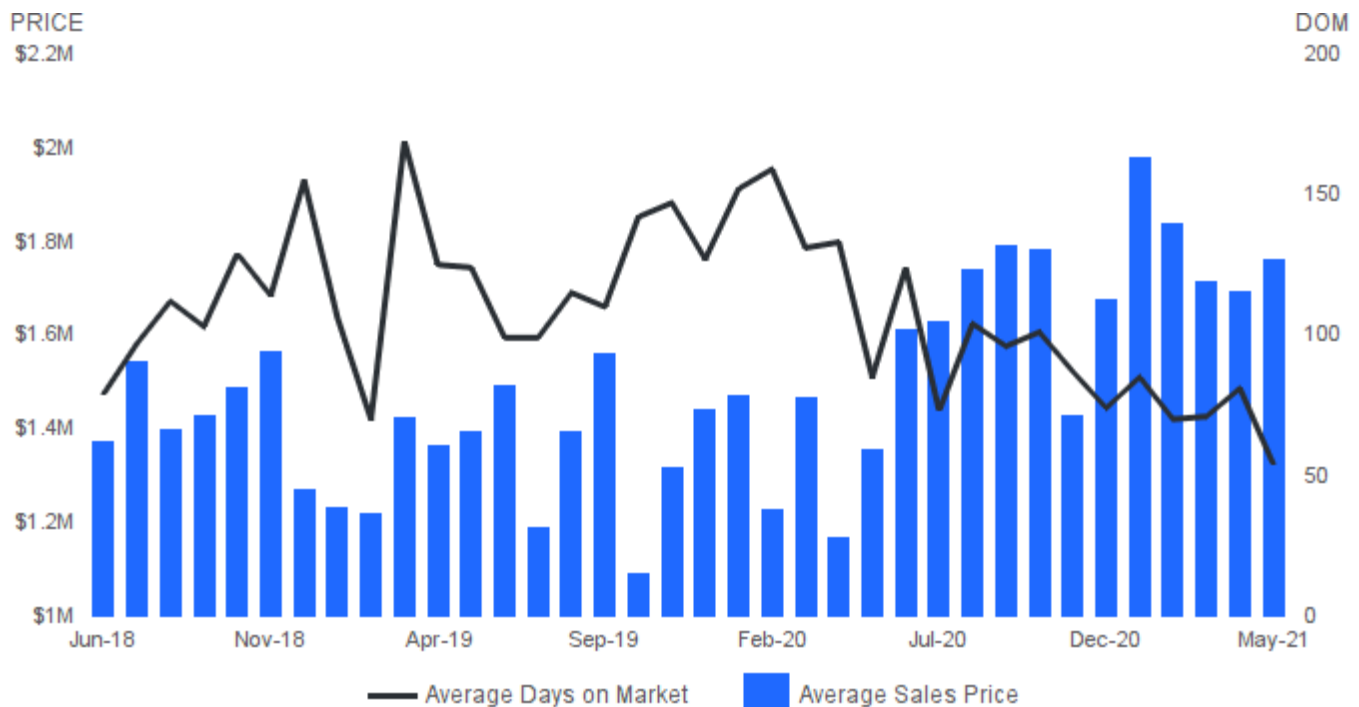


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

May 2021 | 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

May 2021 | Single Family Homes ?

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

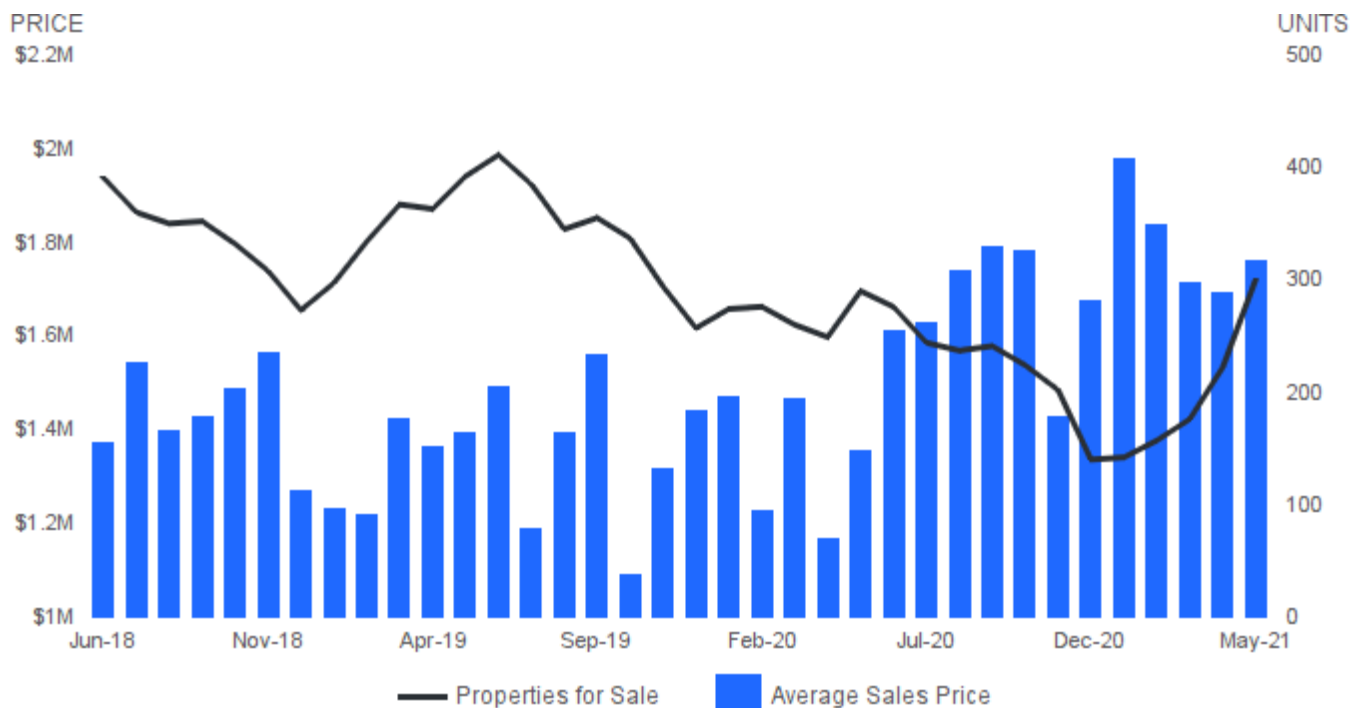


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

May 2021 | 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.

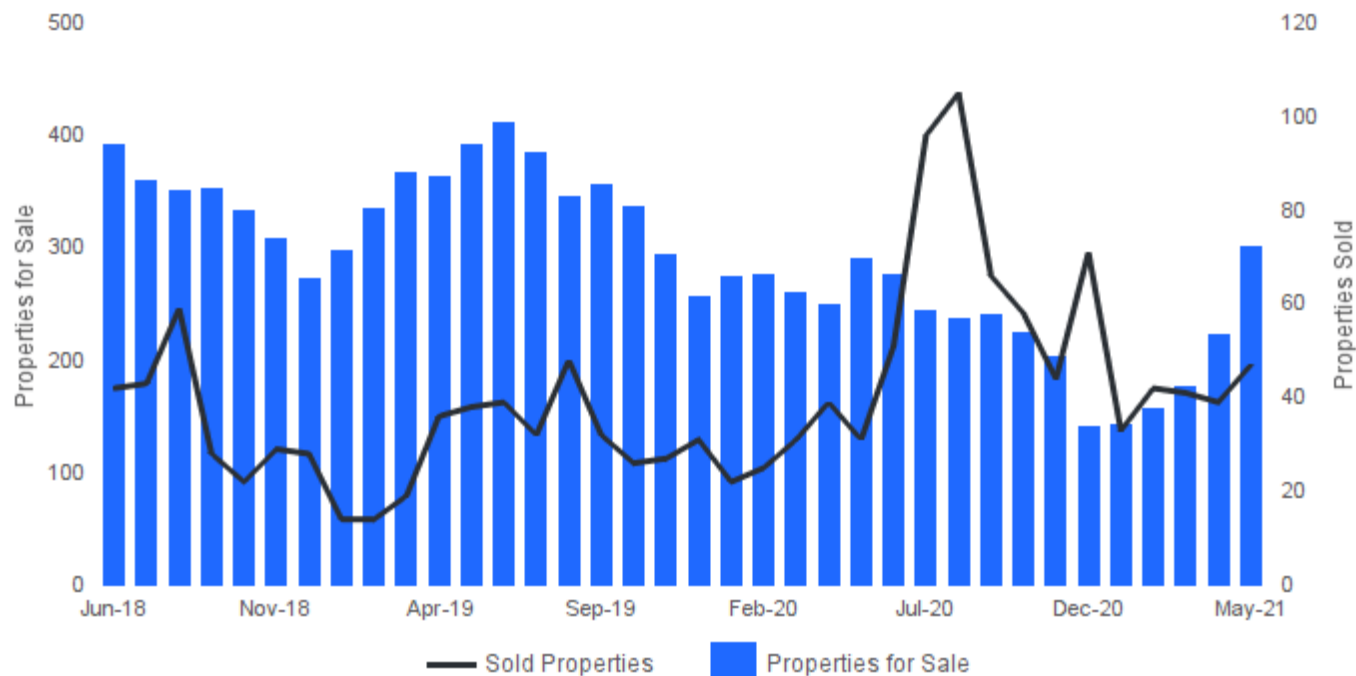


PROPERTIES FOR SALE AND SOLD PROPERTIES

May 2021 | Single Family Homes 

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

Sold Properties | Number of properties sold.



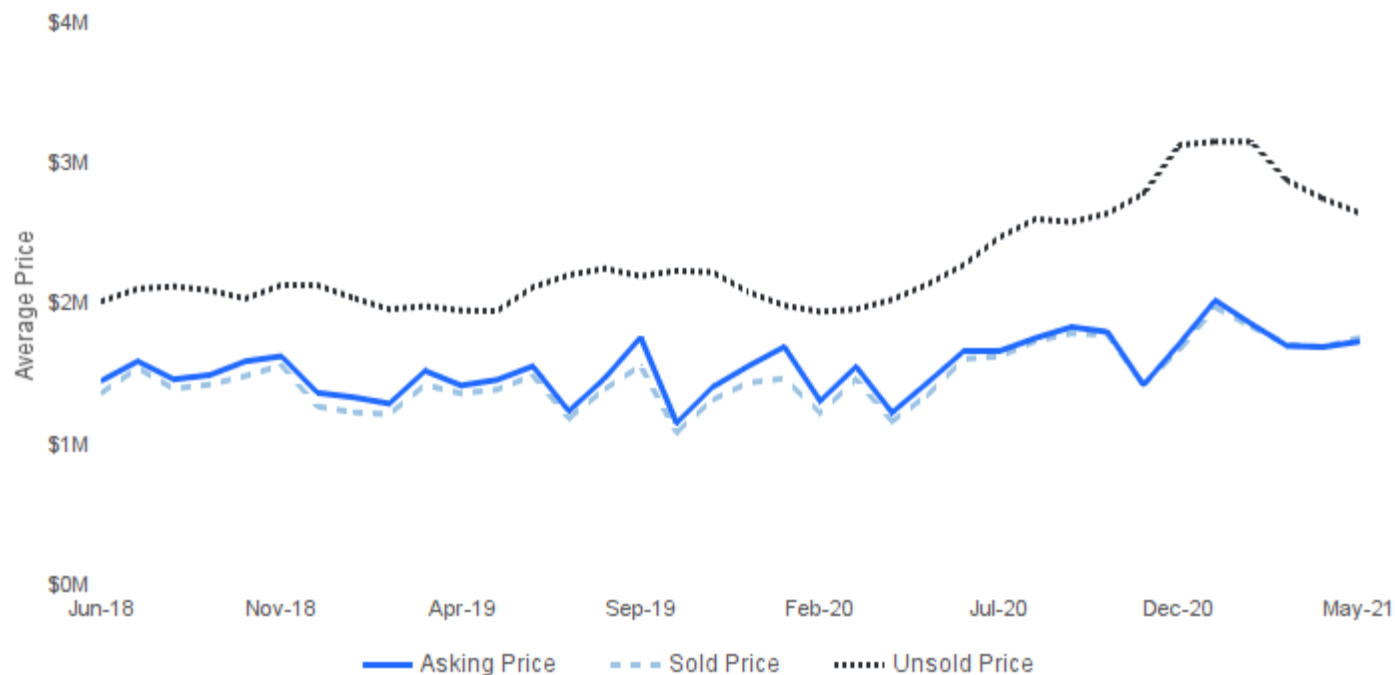
AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2021 | Single Family Homes 

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

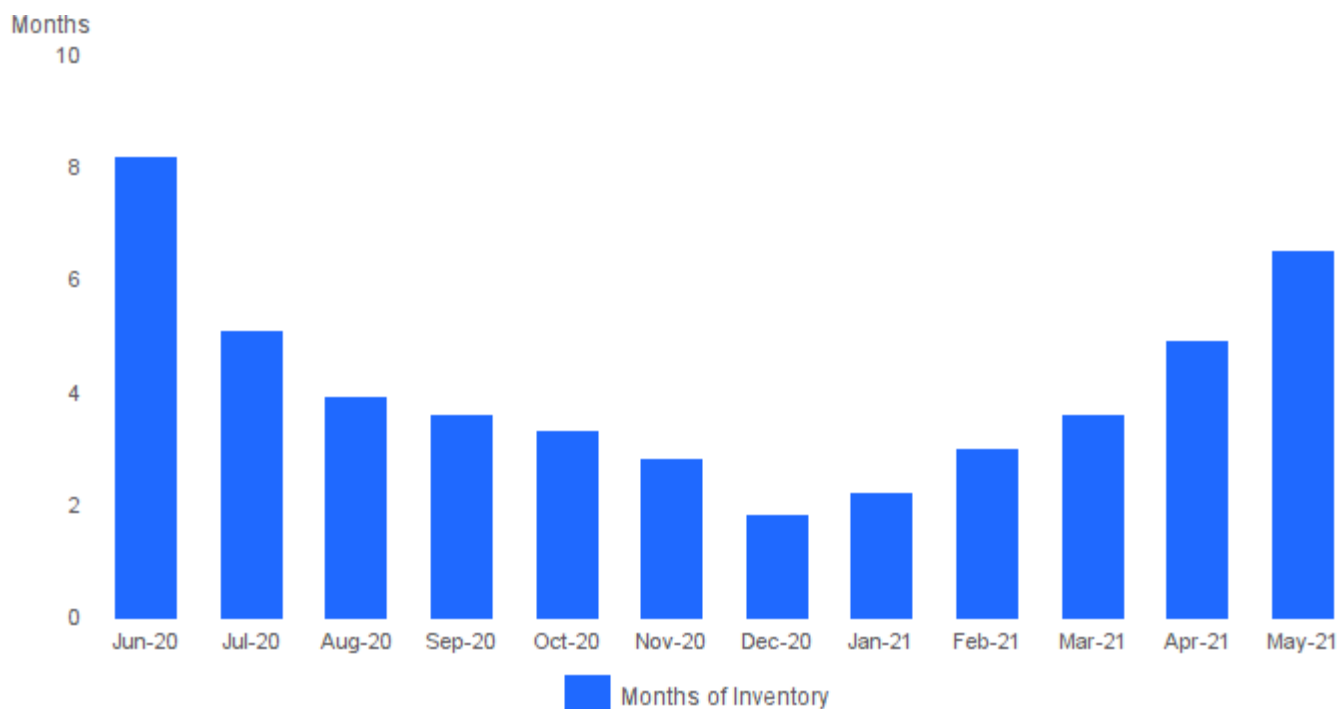
Sold Price | the average selling price



ABSORPTION RATE

May 2021 | 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

May 2021 | 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.

