

AREA REPORT

WESTPORT

FULL MARKET SUMMARY

August 2021 | Single Family Homes ?

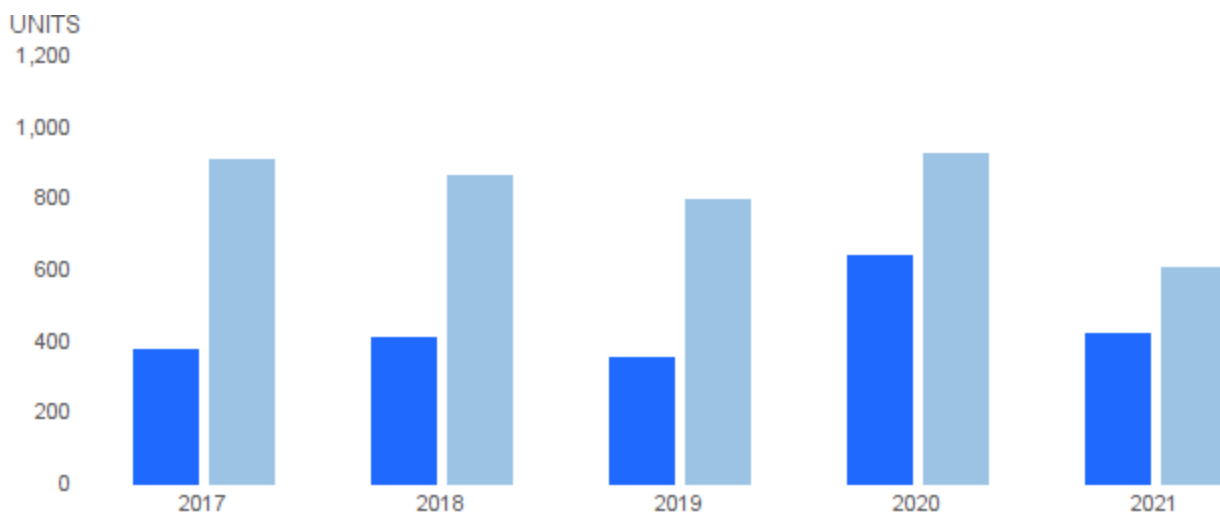
	Month to Date			Year to Date		
	August 2021	August 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	45	91	-50.55% ↓	603	687	-12.23% ↓
Sold Listings	74	105	-29.52% ↓	414	400	3.5% ↑
Median List Price (Solds)	\$1,599,000	\$1,499,000	6.67% ↑	\$1,550,000	\$1,349,500	14.86% ↑
Median Sold Price	\$1,730,000	\$1,450,000	19.31% ↑	\$1,605,500	\$1,303,750	23.14% ↑
Median Days on Market	28	61	-54.1% ↓	33	64	-48.44% ↓
Average List Price (Solds)	\$1,796,087	\$1,758,082	2.16% ↑	\$1,846,011	\$1,600,925	15.31% ↑
Average Sold Price	\$1,844,215	\$1,737,457	6.14% ↑	\$1,858,457	\$1,541,355	20.57% ↑
Average Days on Market	38	104	-63.46% ↓	56	109	-48.62% ↓
List/Sold Price Ratio	102.6%	98.7%	4% ↑	101.2%	97%	4.34% ↑

SOLD AND NEW PROPERTIES (UNITS)

August 2021 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



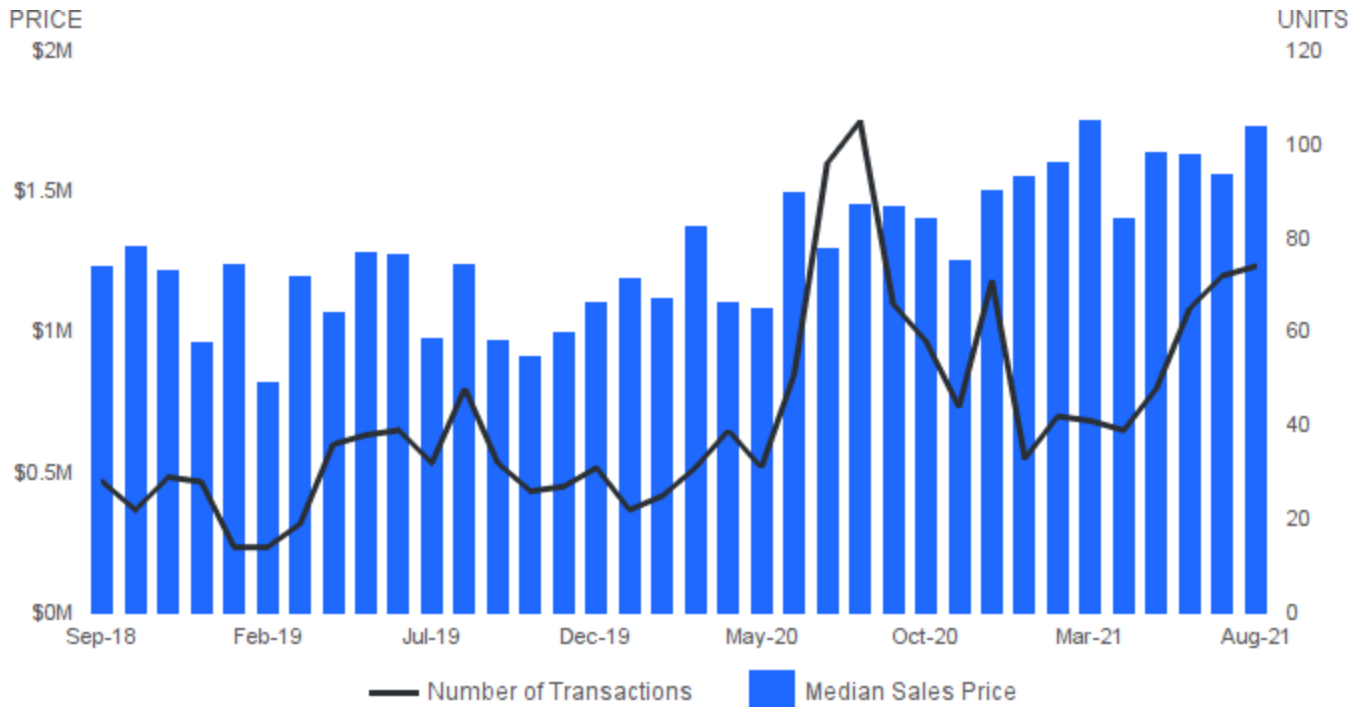
Sold Properties	373	410	356	639	420
New Properties	908	864	797	927	606
Sold Volume	\$542.54M	\$601.39M	\$484.75M	\$1.02B	\$779.53M
Listing Volume	\$1.62B	\$1.53B	\$1.36B	\$1.91B	\$1.33B
Median Sale Price	\$1.28M	\$1.22M	\$1.13M	\$1.36M	\$1.61M

MEDIAN SALES PRICE AND NUMBER OF SALES

August 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.

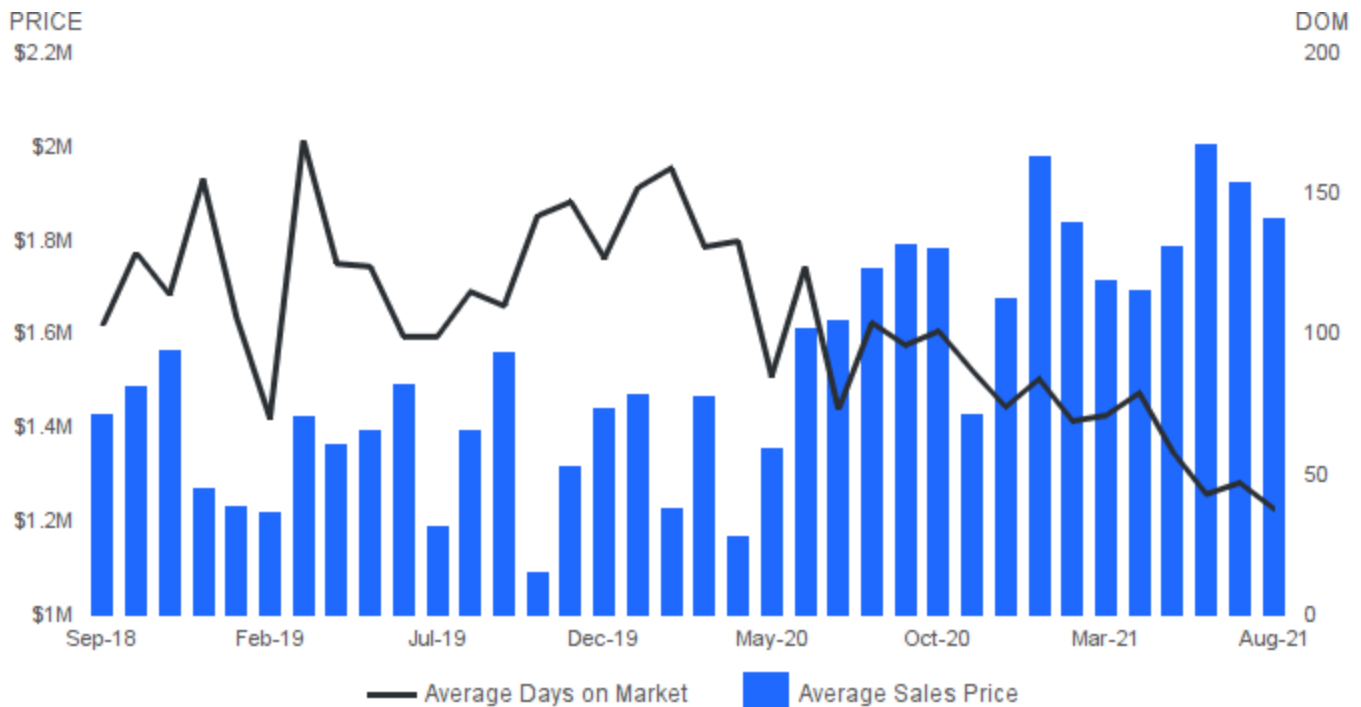


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2021 | Single Family Homes ?

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

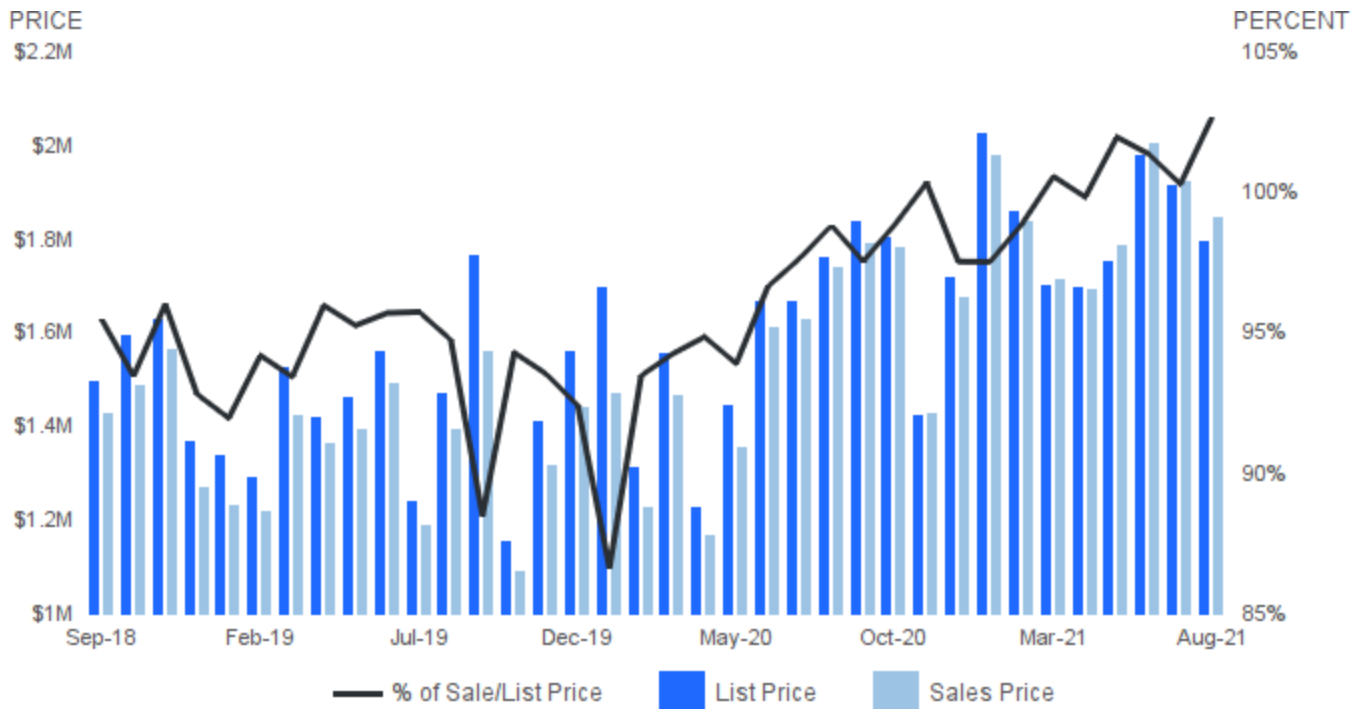
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2021 | Single Family Homes ?

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

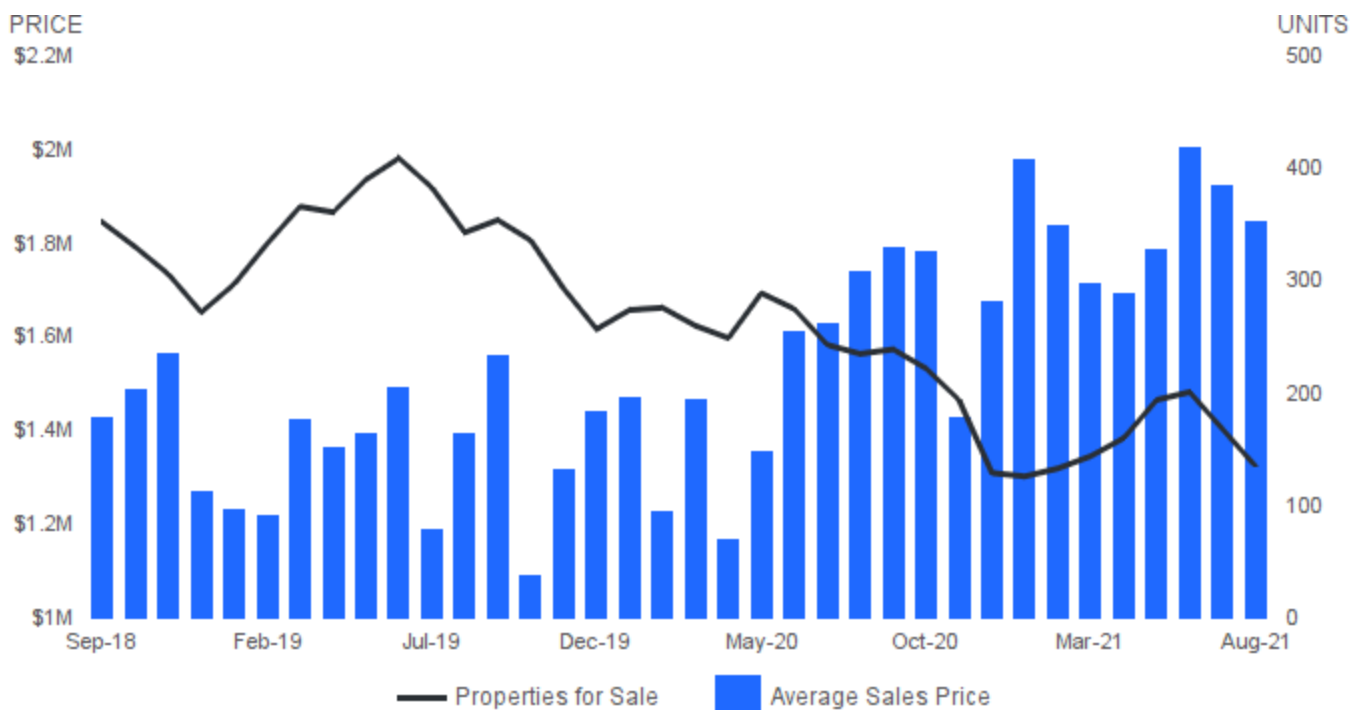


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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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.

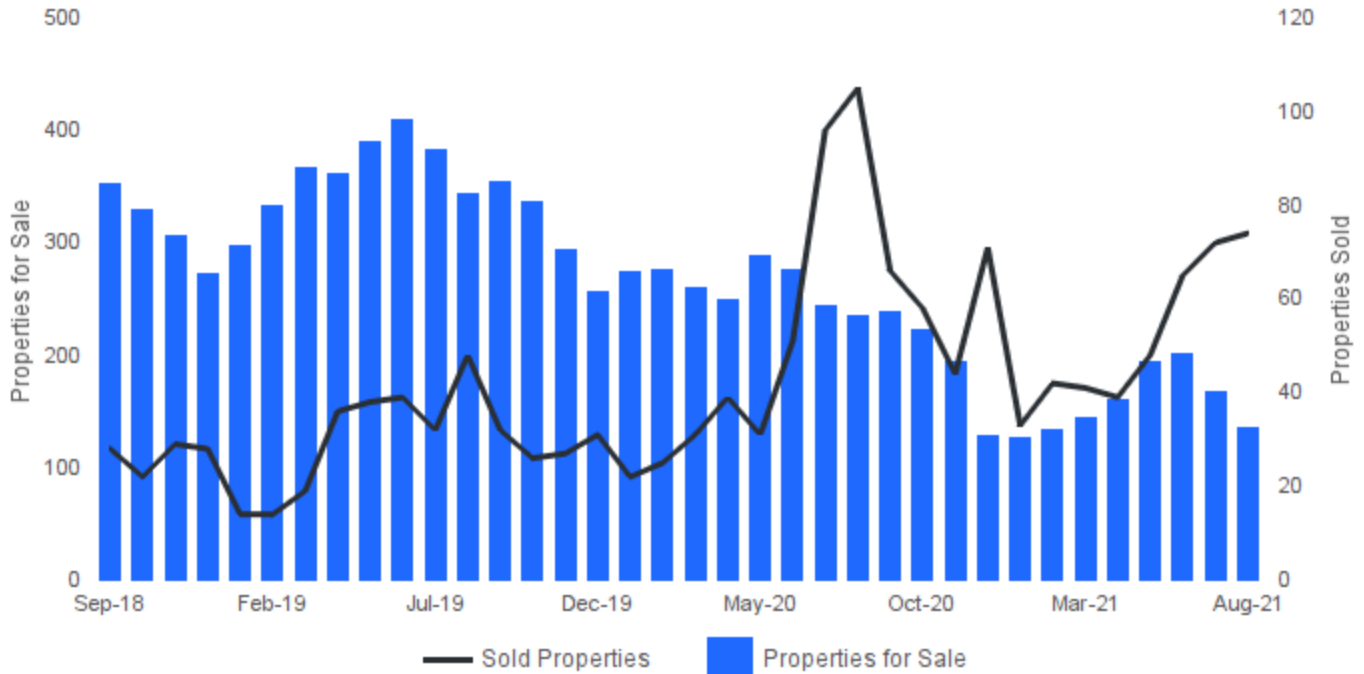


PROPERTIES FOR SALE AND SOLD PROPERTIES

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

Sold Properties | Number of properties sold.



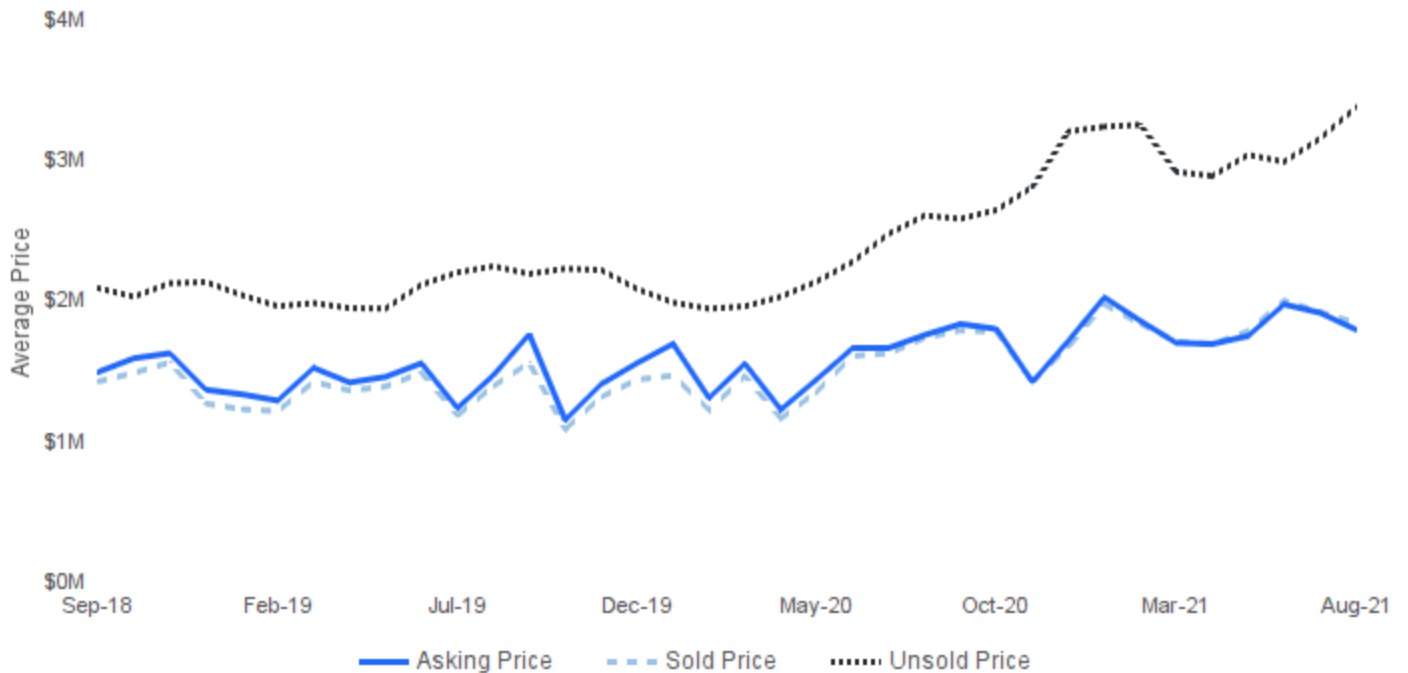
AVERAGE ASKING/SOLD/UNSOLD PRICE

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Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

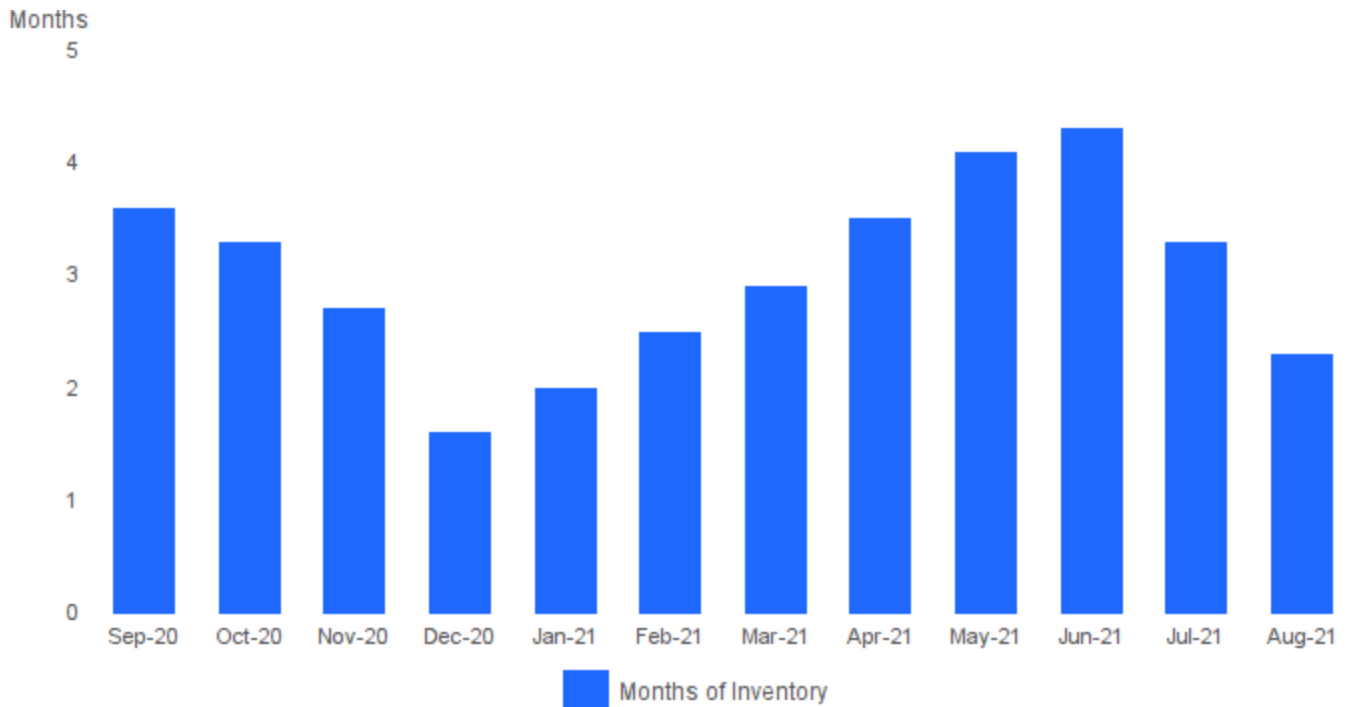
Sold Price | the average selling price



ABSORPTION RATE

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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.

