

AREA REPORT

WESTPORT

FULL MARKET SUMMARY

September 2021 | All Property Types ?

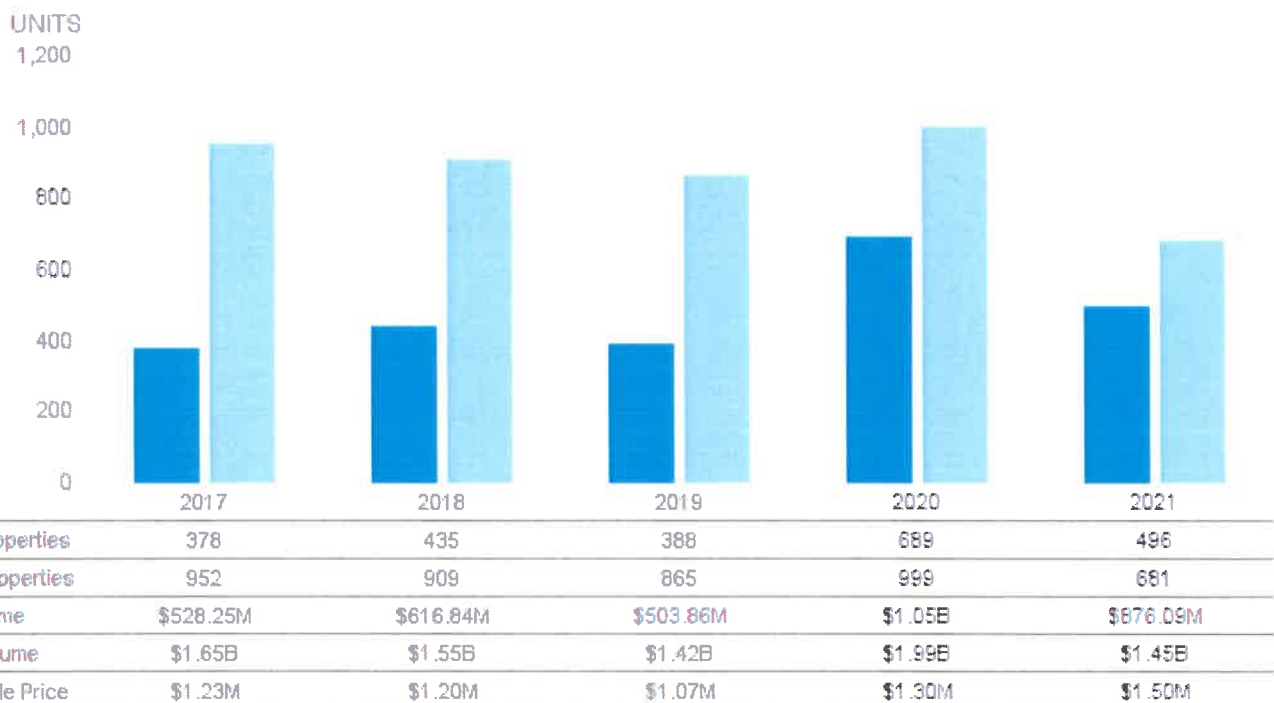
	Month to Date			Year to Date		
	September 2021	September 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	41	103	-60.19% ↓	677	832	-18.63% ↓
Sold Listings	45	69	-34.78% ↓	492	499	-1.4% ↓
Median List Price (Solds)	\$1,449,000	\$1,449,000	0%	\$1,475,000	\$1,299,000	13.55% ↑
Median Sold Price	\$1,425,000	\$1,425,000	0%	\$1,507,500	\$1,275,000	18.24% ↑
Median Days on Market	30	47	-36.17% ↓	33	62	-46.77% ↓
Average List Price (Solds)	\$1,740,306	\$1,792,849	-2.93% ↓	\$1,759,251	\$1,565,119	12.4% ↑
Average Sold Price	\$1,736,588	\$1,749,398	-0.73% ↓	\$1,769,746	\$1,510,094	17.19% ↑
Average Days on Market	39	95	-58.95% ↓	56	109	-48.62% ↓
List/Sold Price Ratio	100.2%	98.5%	1.74% ↑	101.1%	97.2%	4.03% ↑

SOLD AND NEW PROPERTIES (UNITS)

September 2021 | All Property Types ?

Sold Properties | Number of properties sold during the year

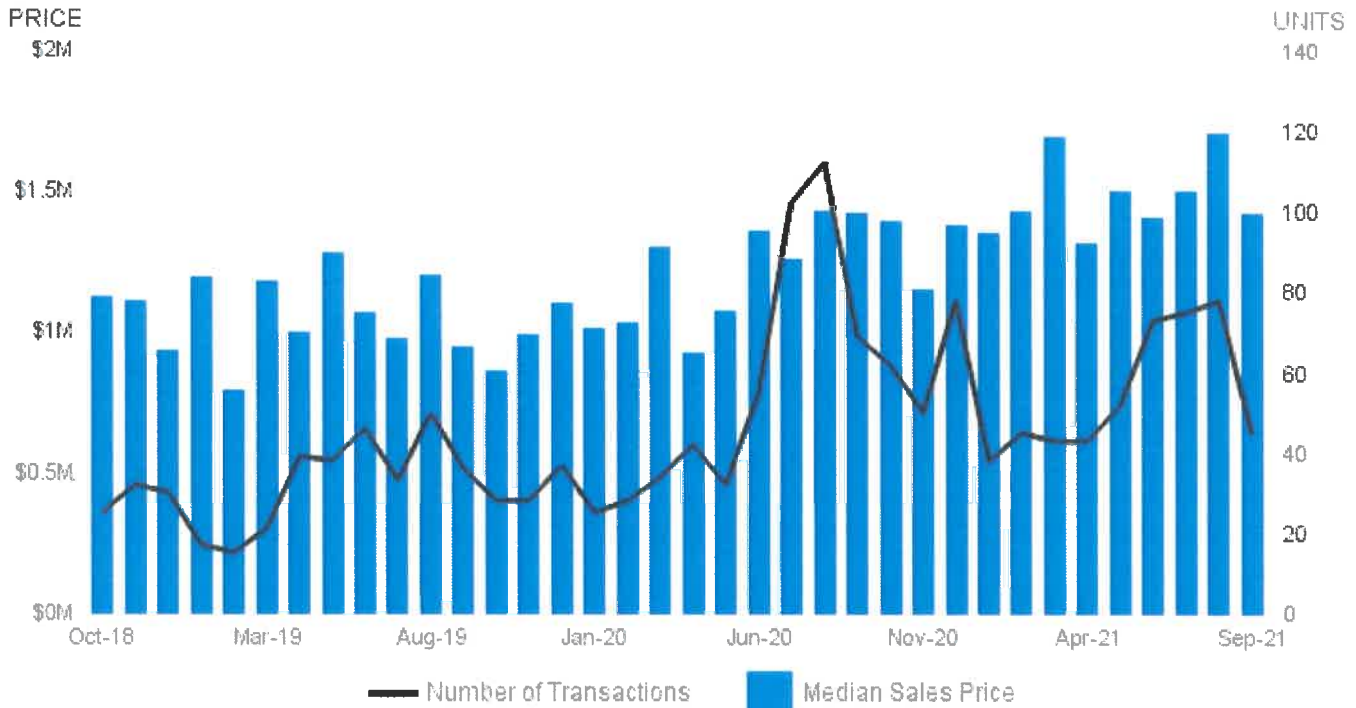
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

September 2021 | All Property Types

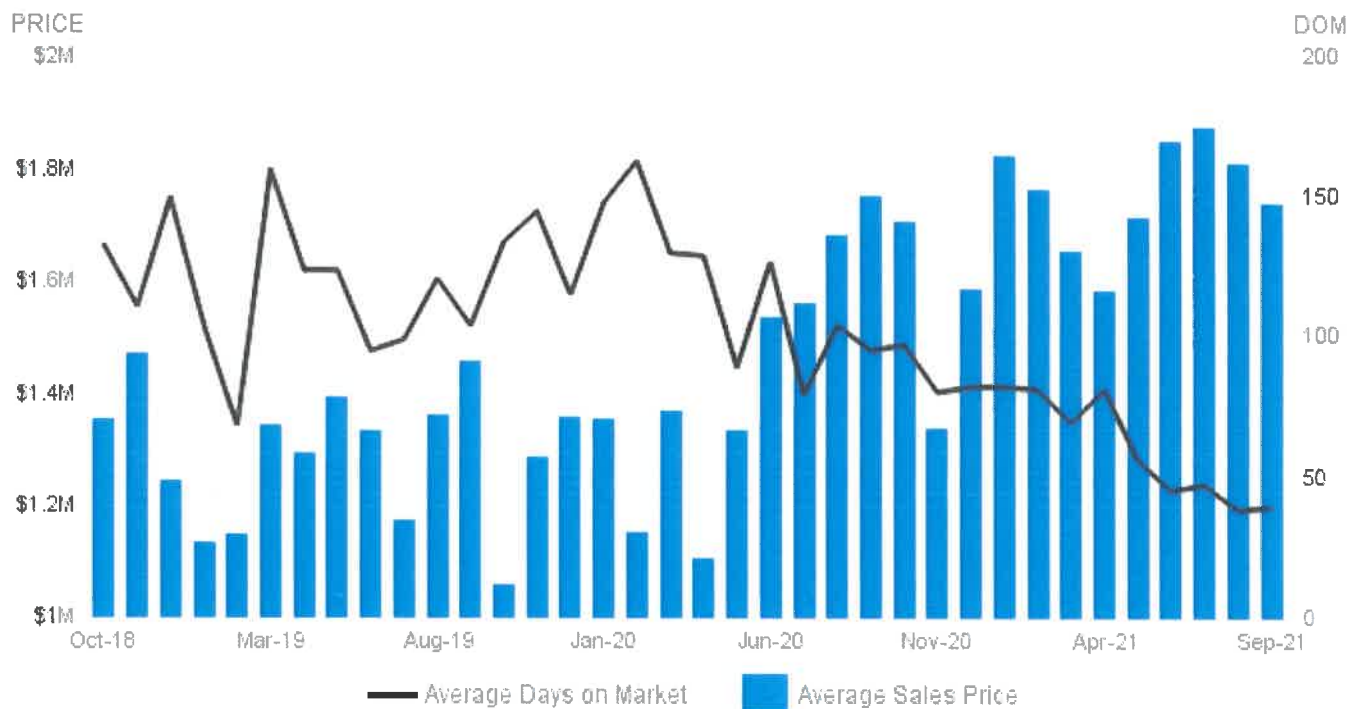
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

September 2021 | All Property Types

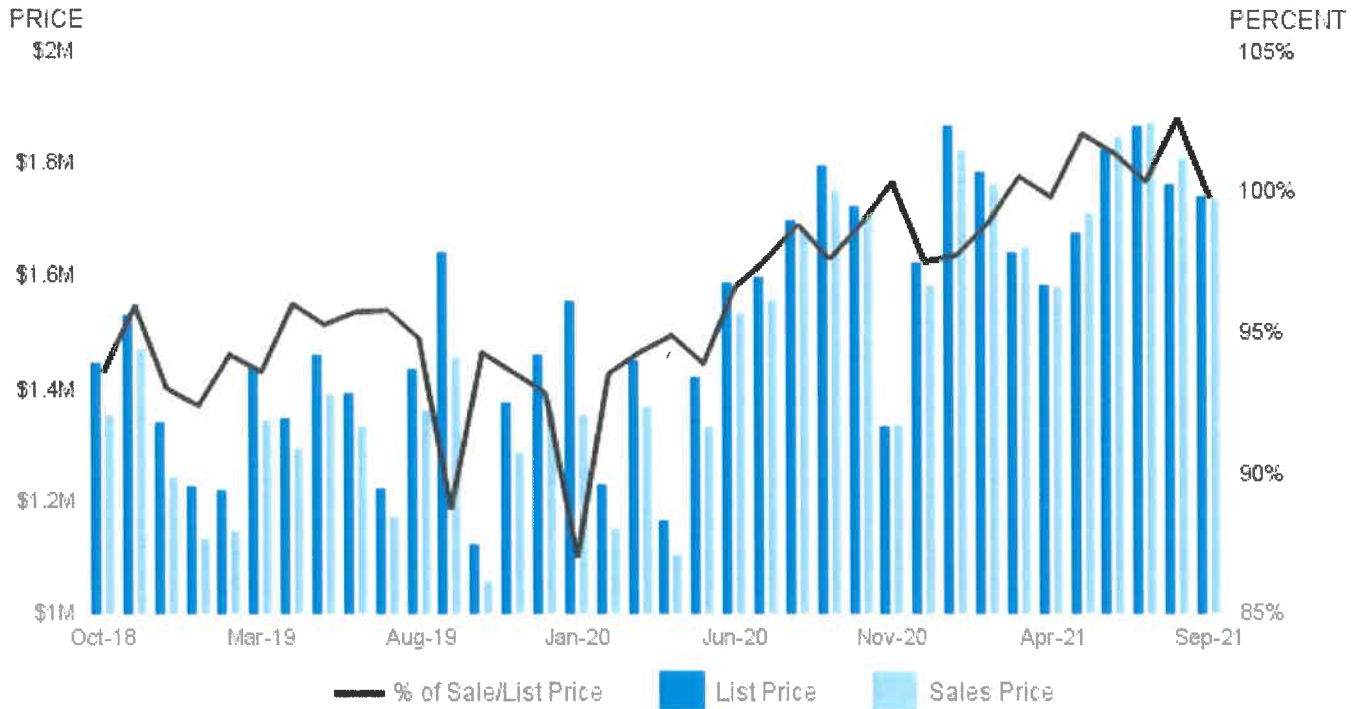
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

September 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

September 2021 | All Property Types

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

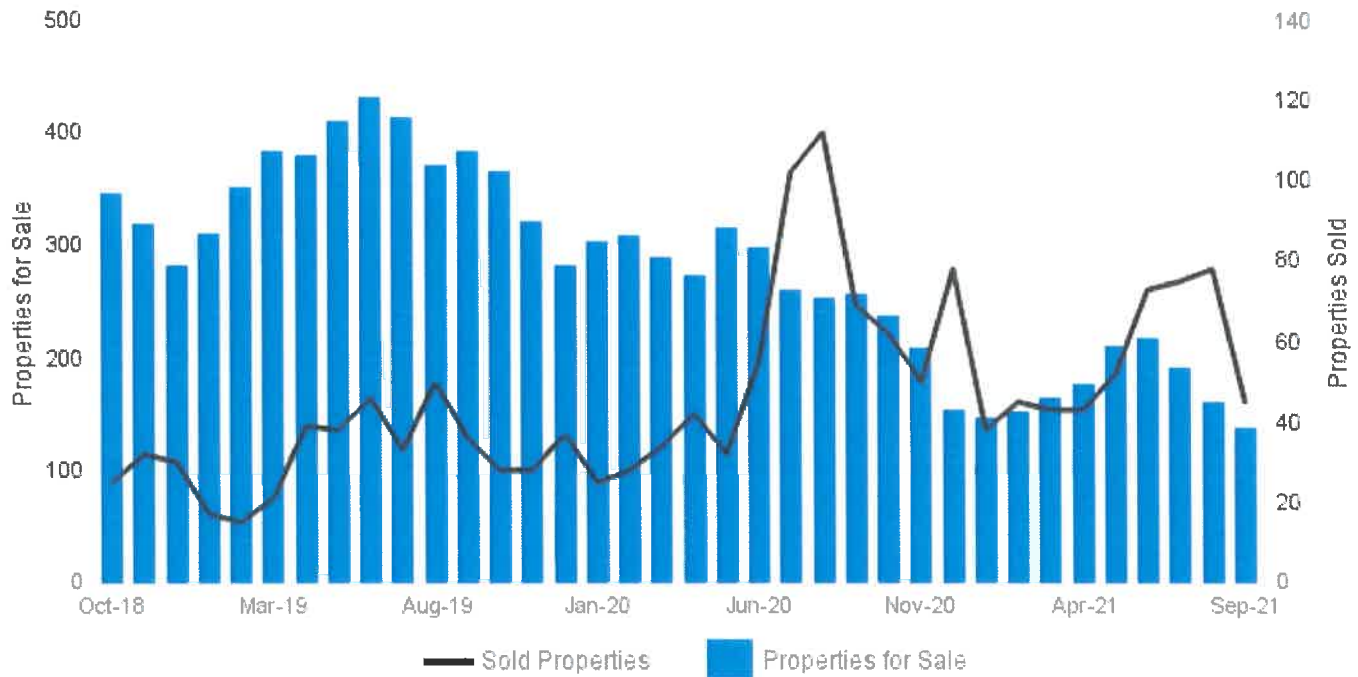
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

September 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

September 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

September 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

September 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.

