

# AREA REPORT

## WESTPORT

### FULL MARKET SUMMARY

October 2021 | Single Family Homes ?

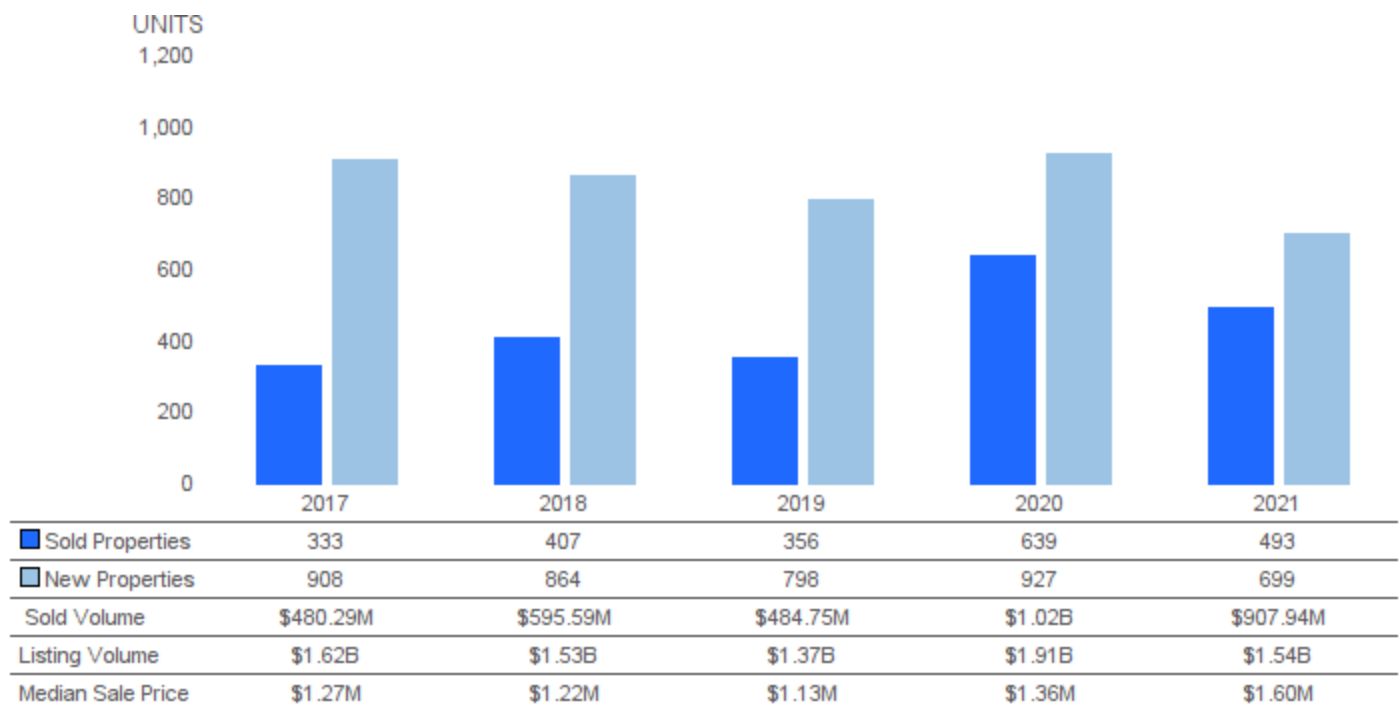
	Month to Date			Year to Date		
	October 2021	October 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	51	71	-28.17% ↓	694	856	-18.93% ↓
Sold Listings	32	58	-44.83% ↓	490	524	-6.49% ↓
Median List Price (Solds)	\$1,380,500	\$1,412,000	-2.23% ↓	\$1,549,500	\$1,395,465	11.04% ↑
Median Sold Price	\$1,433,750	\$1,399,500	2.45% ↑	\$1,599,500	\$1,349,500	18.53% ↑
Median Days on Market	47	52	-9.62% ↓	33	59	-44.07% ↓
Average List Price (Solds)	\$1,618,753	\$1,801,274	-10.13% ↓	\$1,825,848	\$1,652,762	10.47% ↑
Average Sold Price	\$1,620,367	\$1,780,818	-9.01% ↓	\$1,835,801	\$1,599,366	14.78% ↑
Average Days on Market	59	101	-41.58% ↓	55	106	-48.11% ↓
List/Sold Price Ratio	100.3%	99.6%	0.76% ↑	101.1%	97.5%	3.67% ↑

### SOLD AND NEW PROPERTIES (UNITS)

October 2021 | Single Family Homes ?

**Sold Properties** | Number of properties sold during the year

**New Properties** | Number of properties listed during the year.

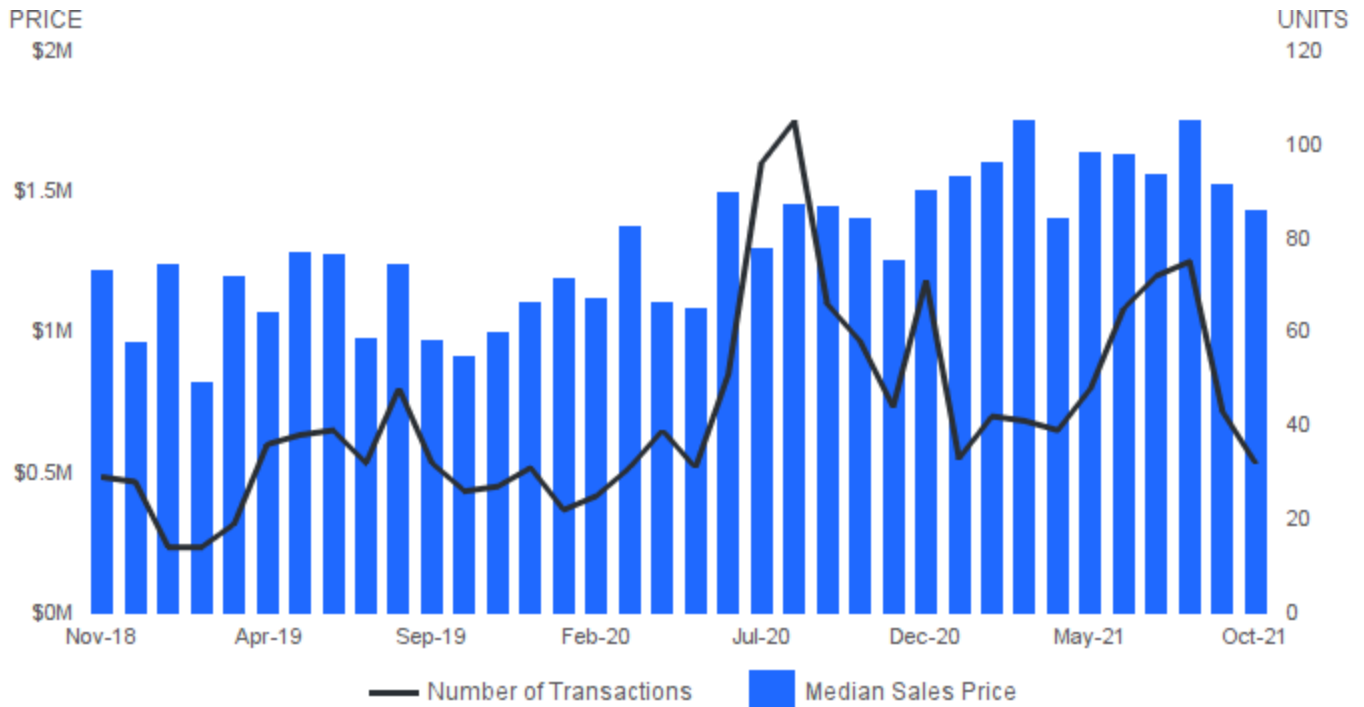


## MEDIAN SALES PRICE AND NUMBER OF SALES

October 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.

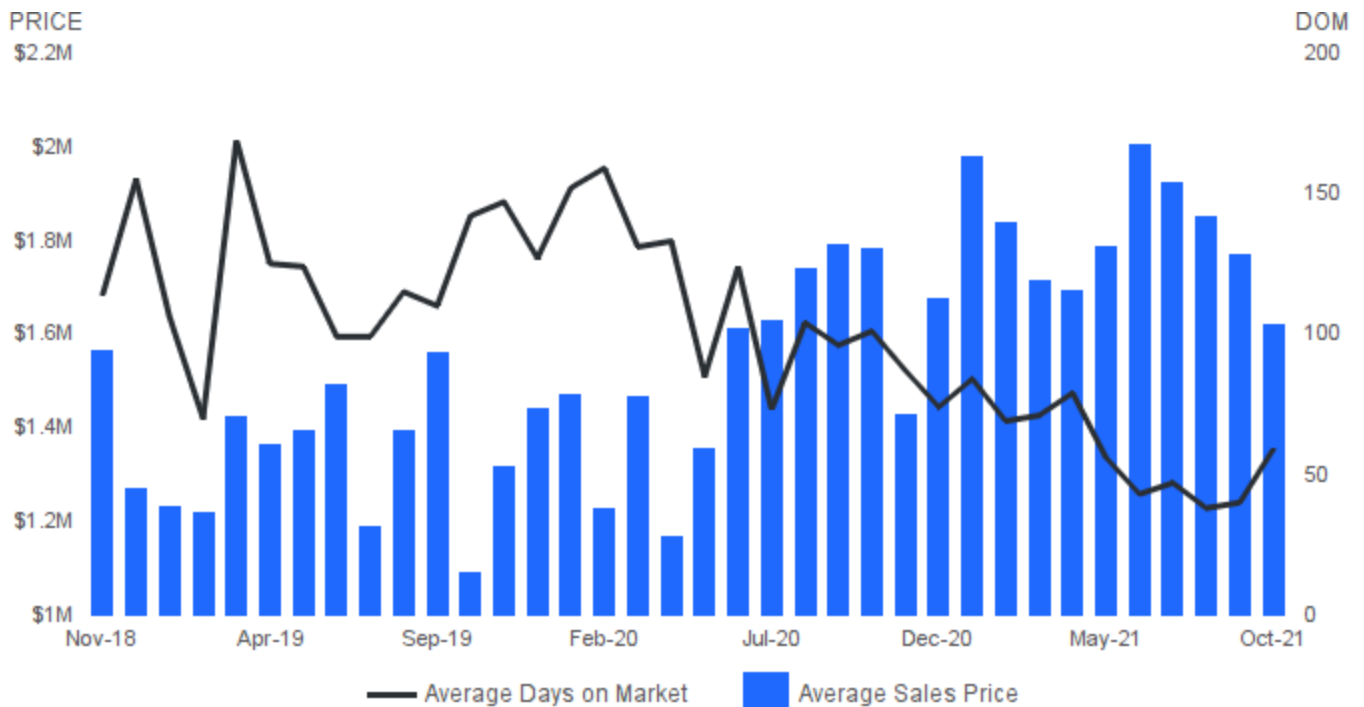


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2021 | Single Family Homes ?

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

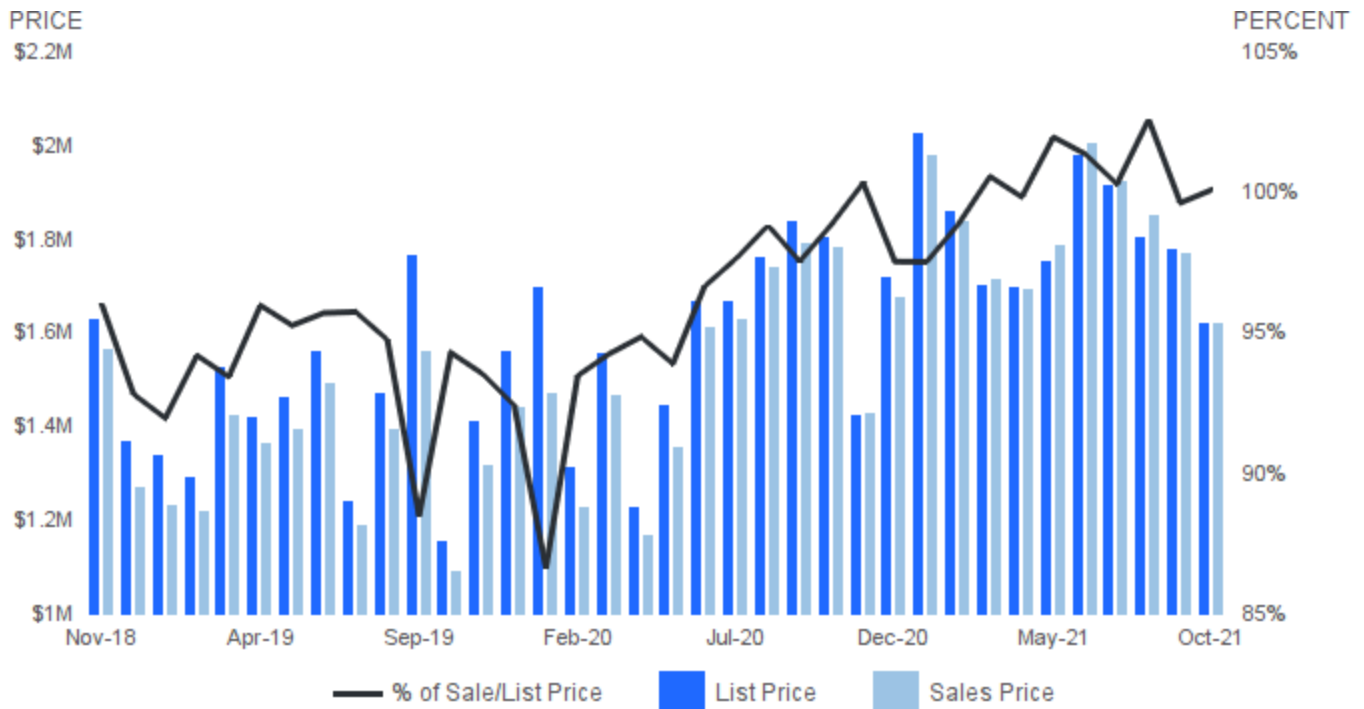
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2021 | Single Family Homes ?

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

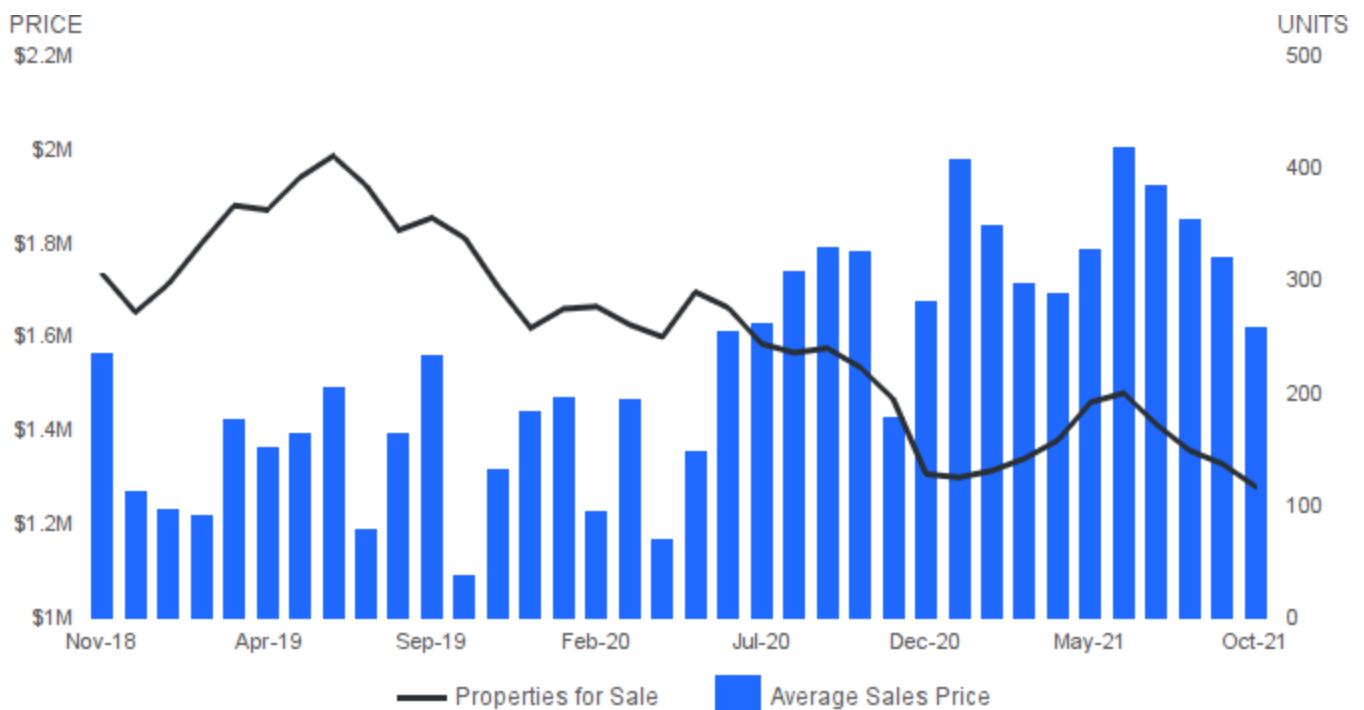


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

October 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.

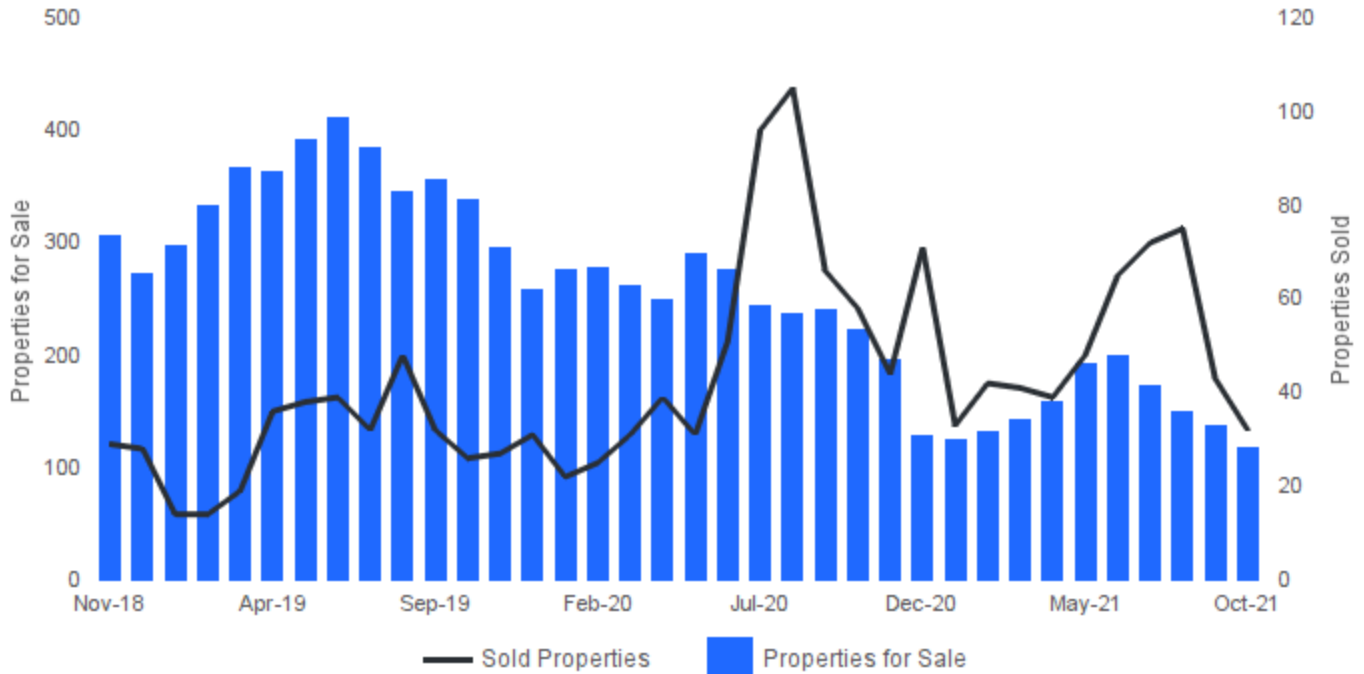


# PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2021 | Single Family Homes ?

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

**Sold Properties** | Number of properties sold.



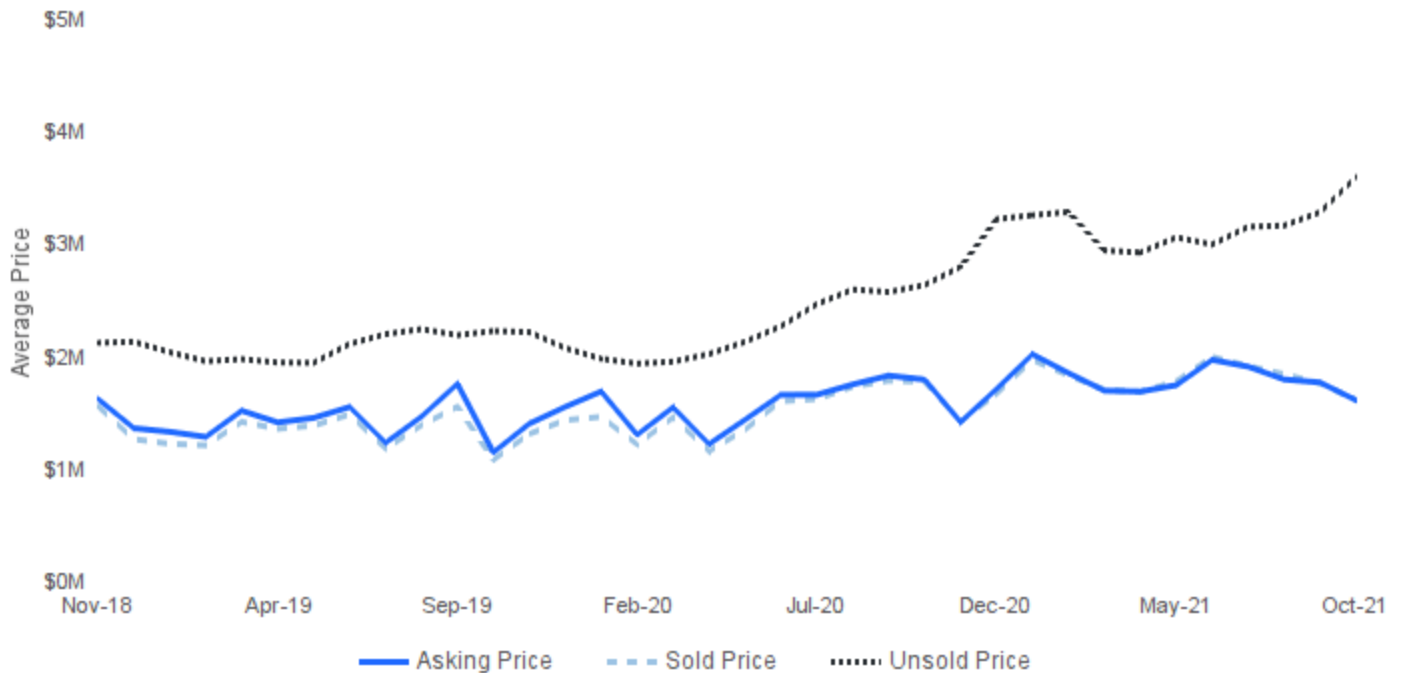
# AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2021 | Single Family Homes ?

**Unsold Price** | the average active list price

**Asking Price** | the average asking price of sold properties

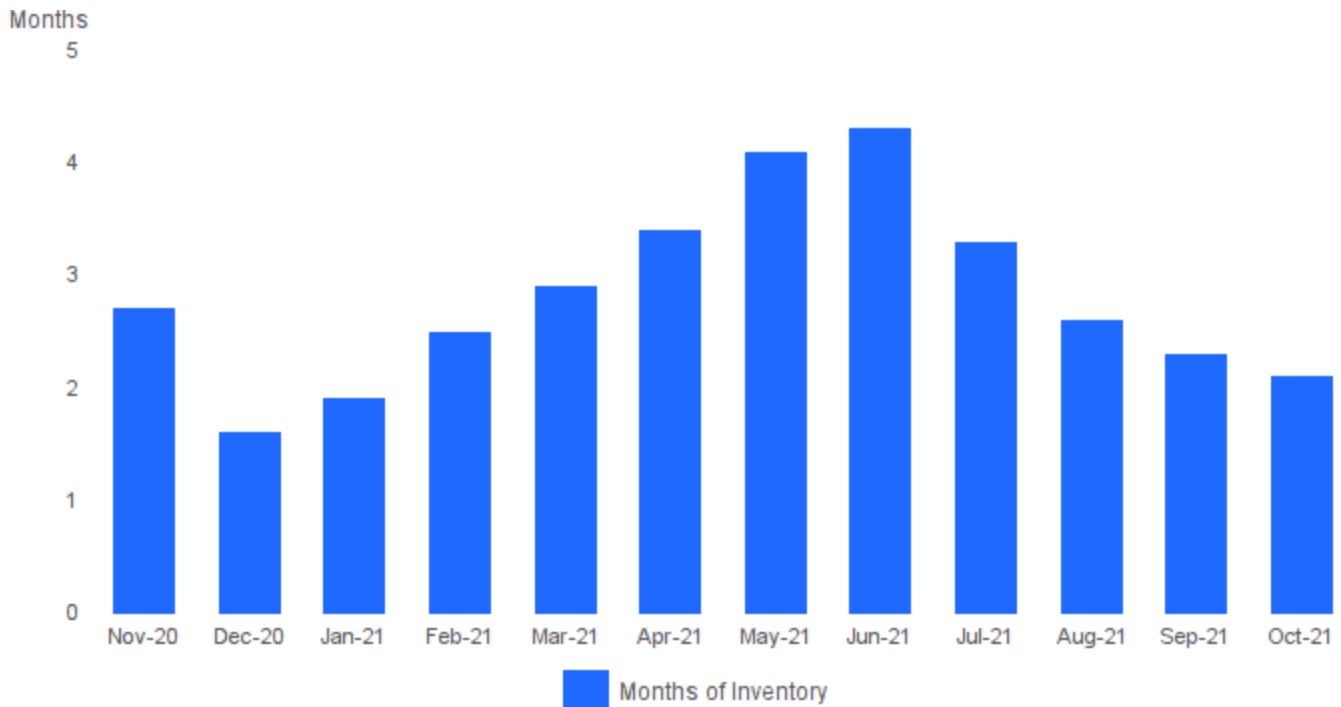
**Sold Price** | the average selling price



# ABSORPTION RATE

October 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

October 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.

