

# AREA REPORT

## WESTPORT

### FULL MARKET SUMMARY

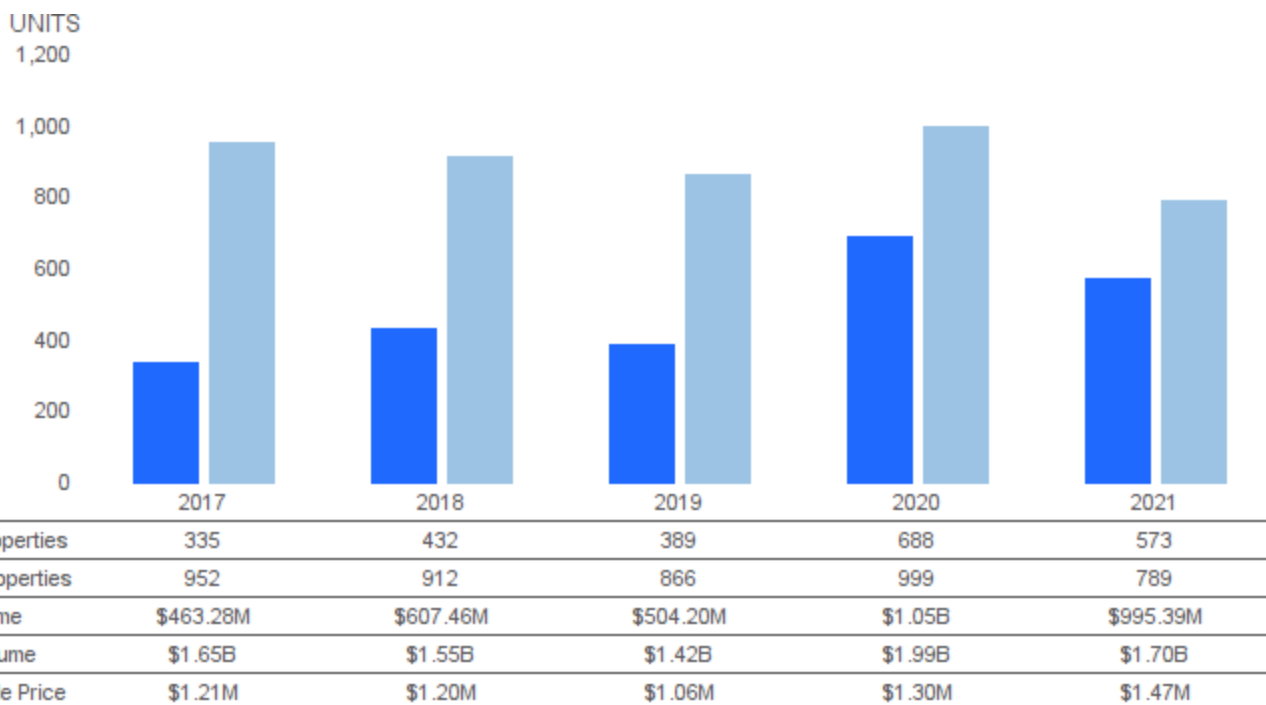
November 2021 | All Property Types ?

	Month to Date			Year to Date		
	November 2021	November 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	49	53	-7.55% <span>↓</span>	786	963	-18.38% <span>↓</span>
Sold Listings	38	50	-24% <span>↓</span>	570	610	-6.56% <span>↓</span>
Median List Price (Solds)	\$1,299,000	\$1,167,500	11.26% <span>↑</span>	\$1,449,000	\$1,299,000	11.55% <span>↑</span>
Median Sold Price	\$1,451,000	\$1,150,000	26.17% <span>↑</span>	\$1,468,750	\$1,287,500	14.08% <span>↑</span>
Median Days on Market	26	51	-49.02% <span>↓</span>	33	61	-45.9% <span>↓</span>
Average List Price (Solds)	\$1,591,105	\$1,329,795	19.65% <span>↑</span>	\$1,729,029	\$1,563,633	10.58% <span>↑</span>
Average Sold Price	\$1,600,842	\$1,333,491	20.05% <span>↑</span>	\$1,738,867	\$1,516,949	14.63% <span>↑</span>
Average Days on Market	58	80	-27.5% <span>↓</span>	56	105	-46.67% <span>↓</span>
List/Sold Price Ratio	101%	100.7%	0.26% <span>↑</span>	101%	97.7%	3.4% <span>↑</span>

### SOLD AND NEW PROPERTIES (UNITS)

November 2021 | All Property Types ?

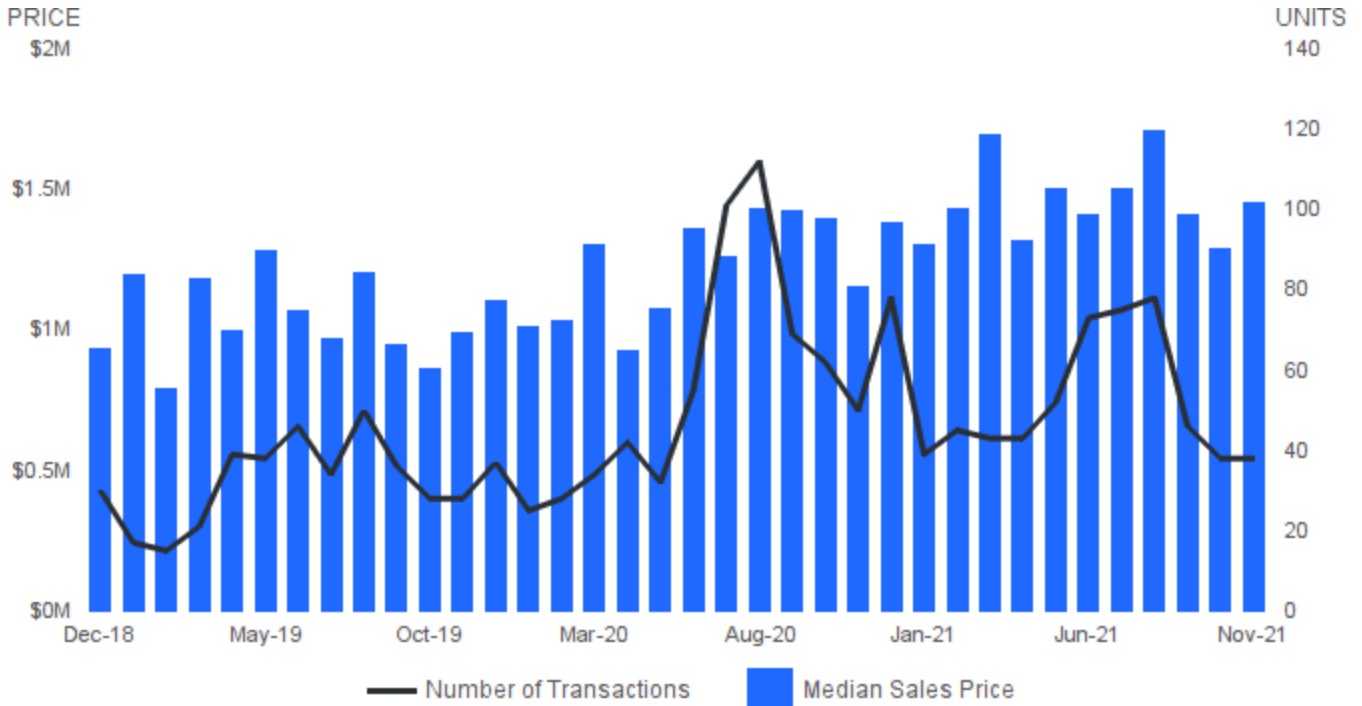
**Sold Properties** | Number of properties sold during the year  
**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

November 2021 | All Property Types [?](#)

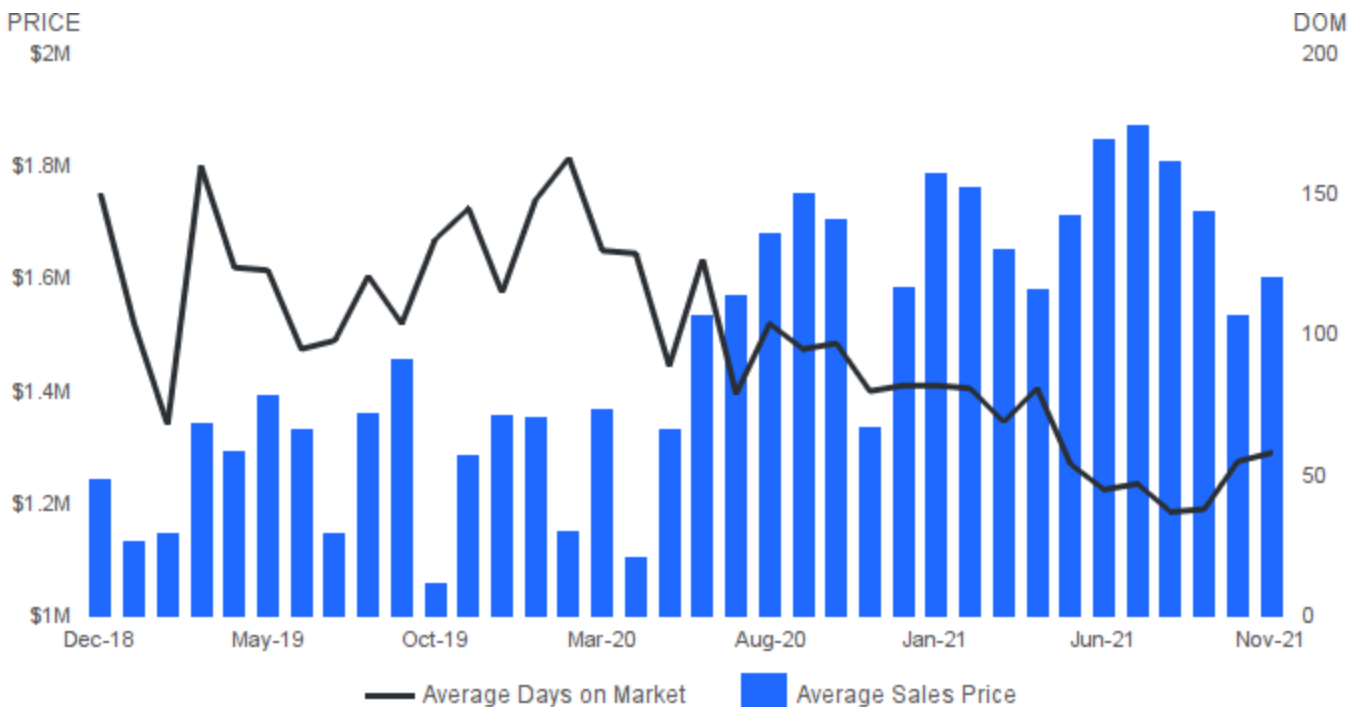
**Median Sales Price** | Price of the "middle" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2021 | All Property Types [?](#)

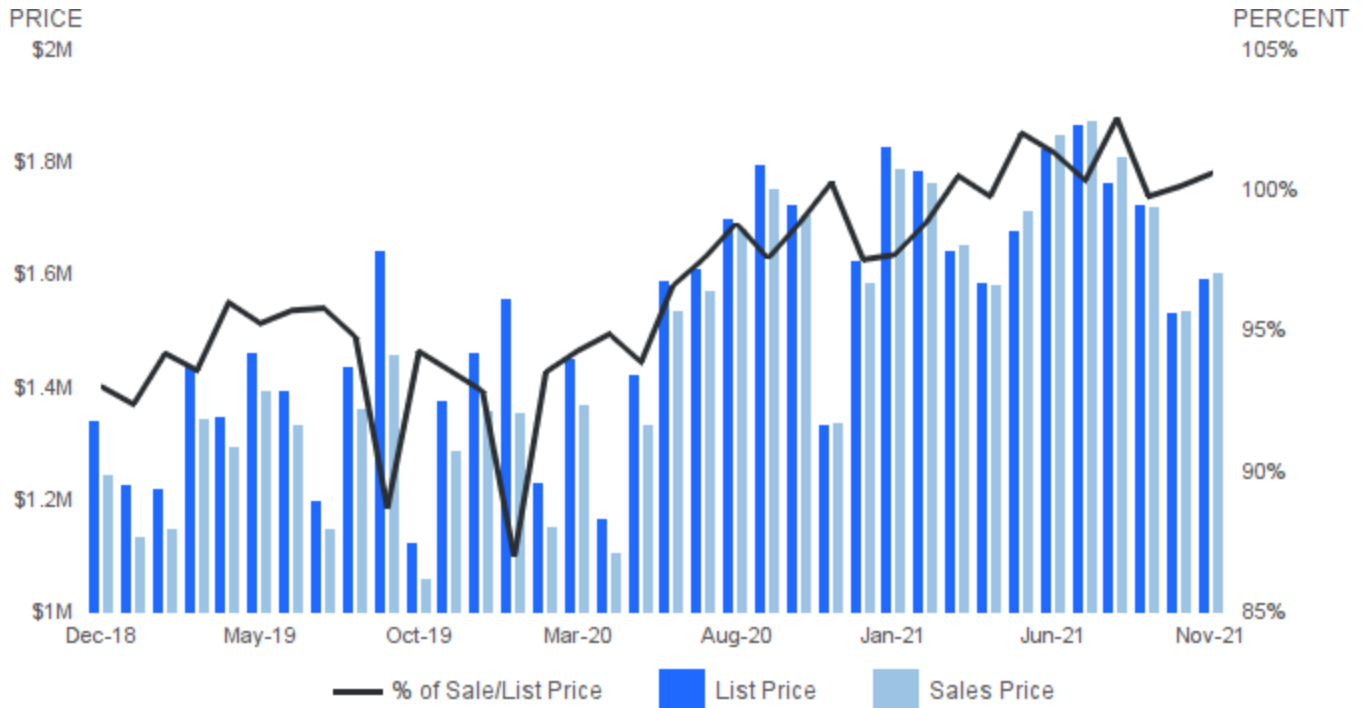
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

November 2021 | All Property Types [?](#)

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

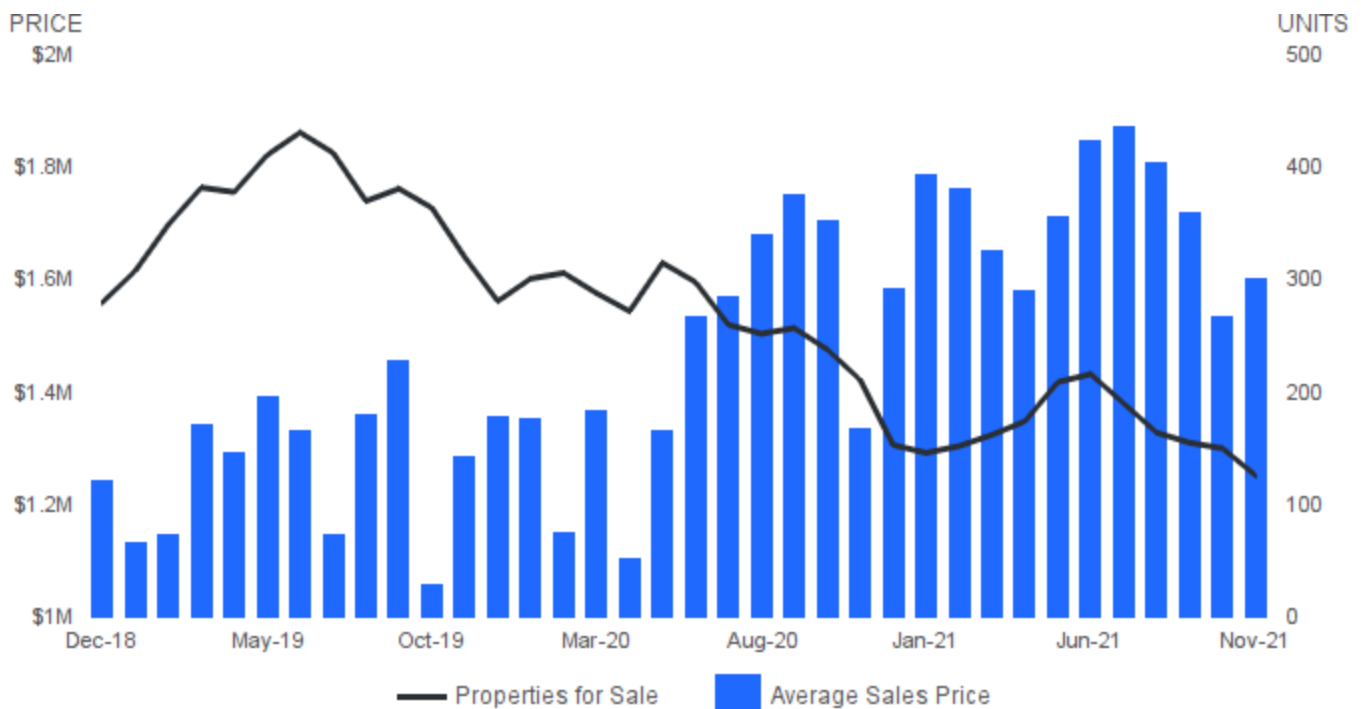


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

November 2021 | All Property Types [?](#)

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

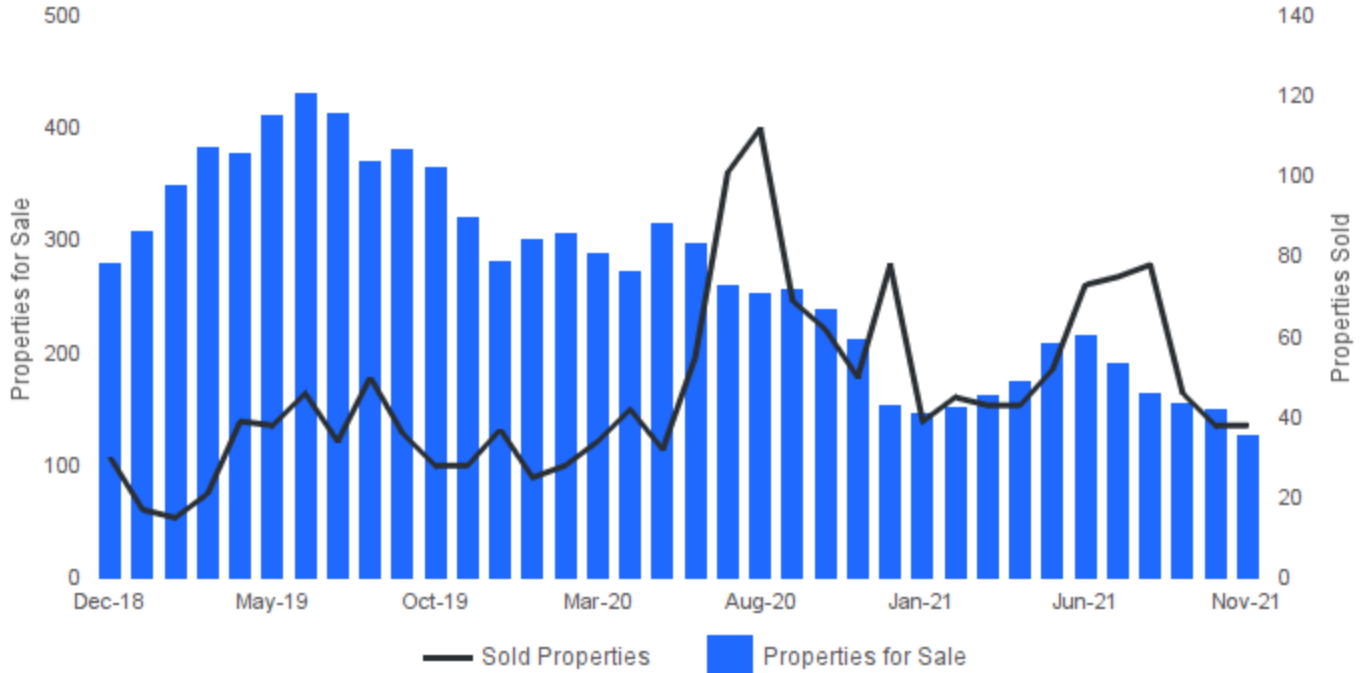
Properties for Sale | Number of properties listed for sale at the end of month.



# PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2021 | All Property Types ?

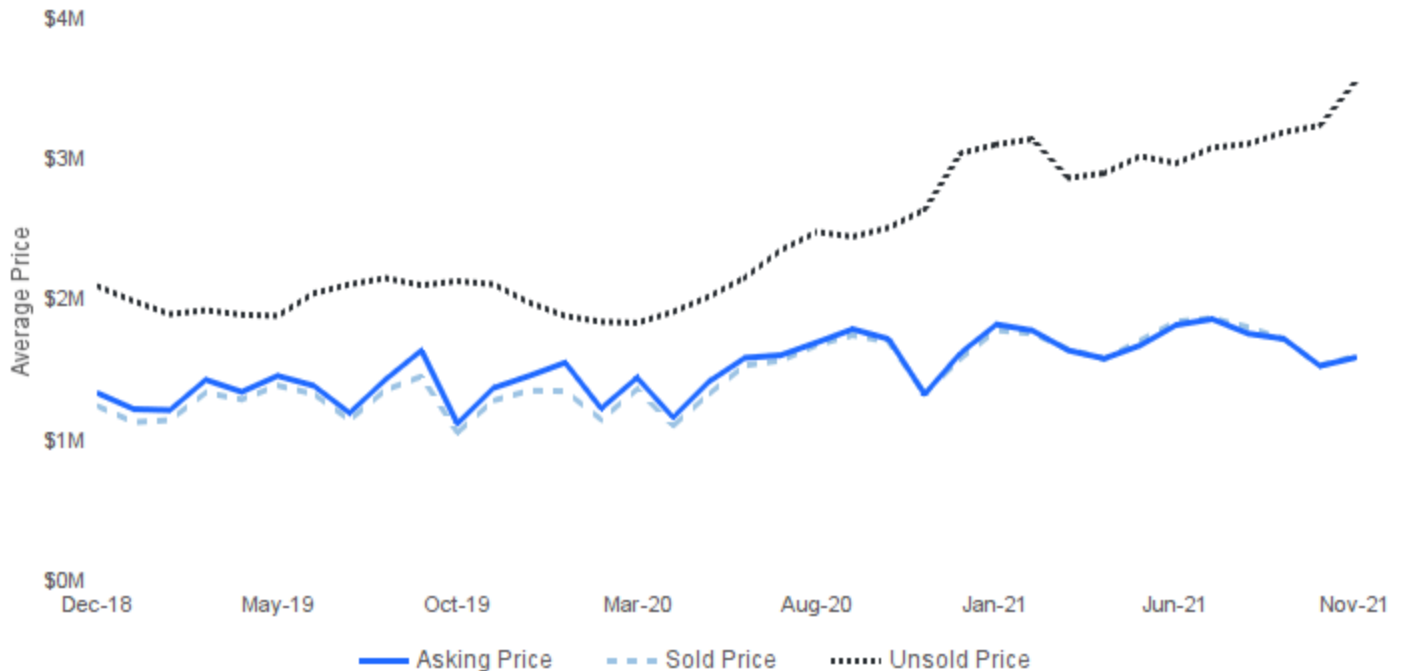
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



# AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2021 | All Property Types ?

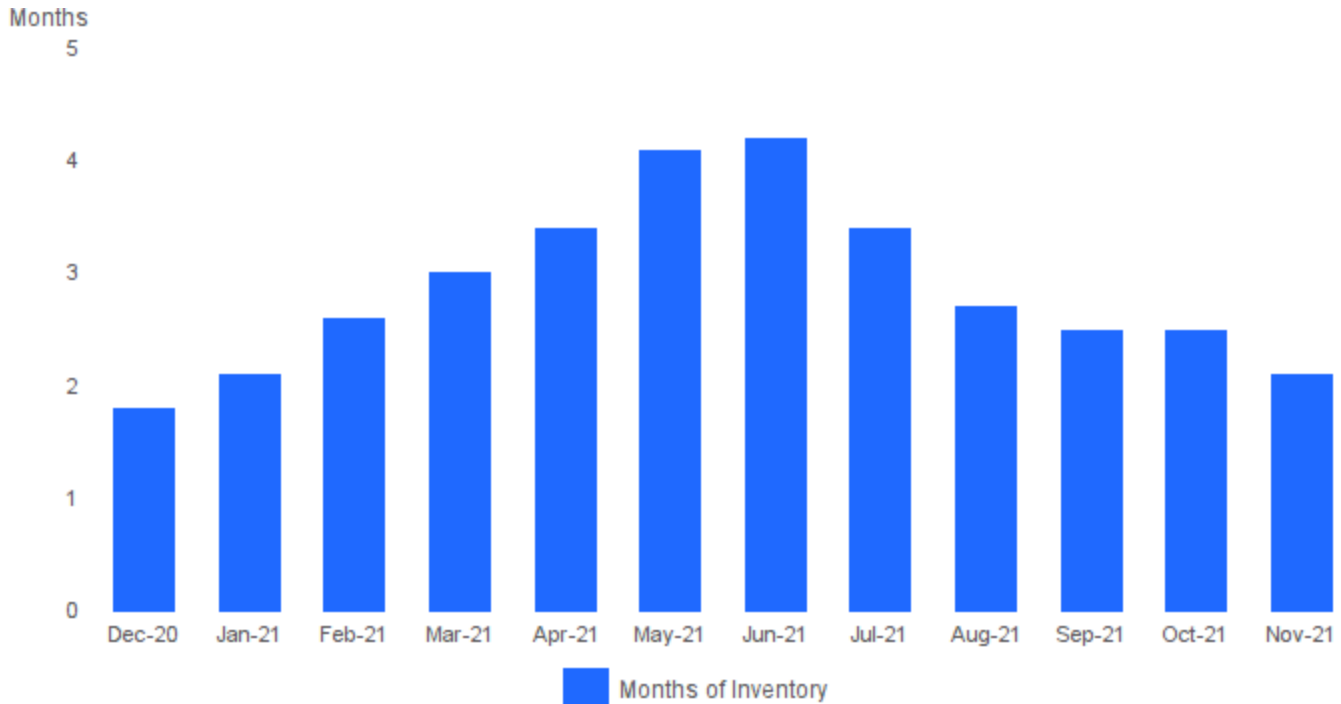
**Unsold Price** | the average active list price  
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price



# ABSORPTION RATE

November 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

November 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.

