

AREA REPORT

WESTPORT

FULL MARKET SUMMARY

April 2022 | Single Family Homes ?

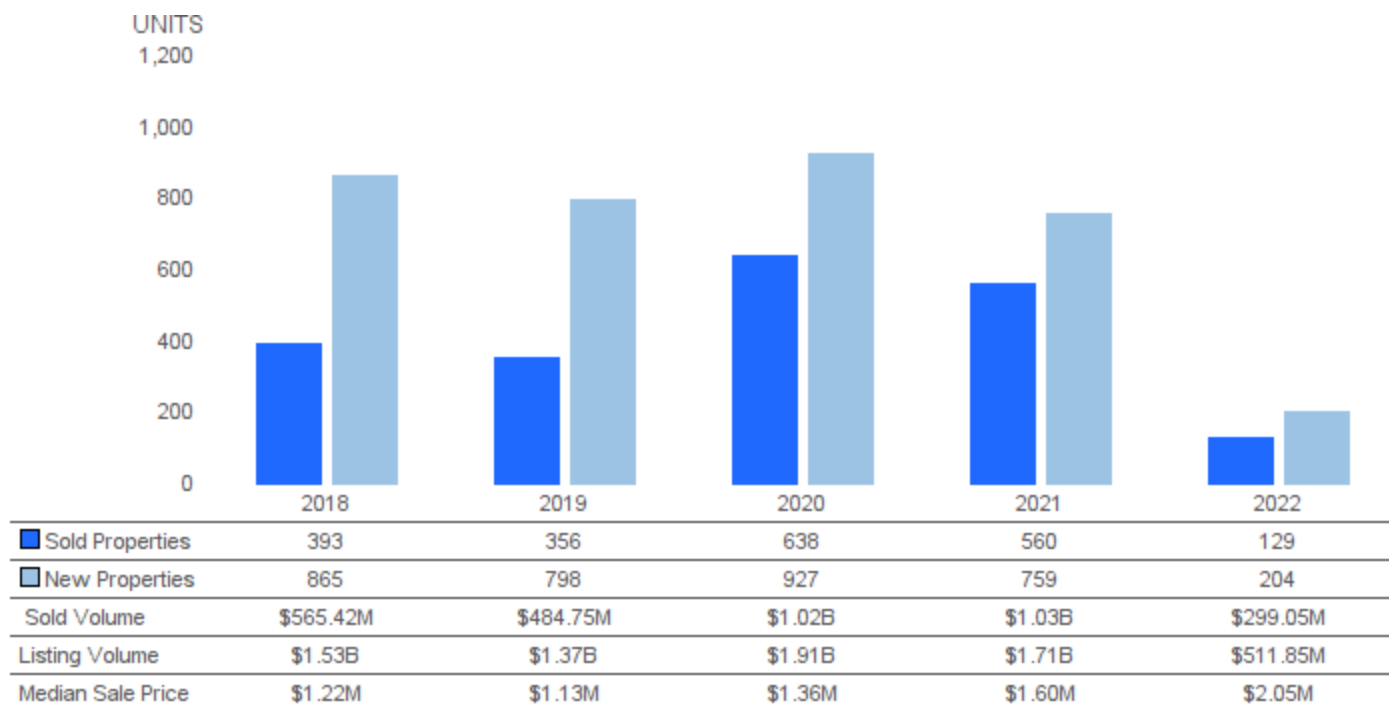
	Month to Date			Year to Date		
	April 2022	April 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	53	93	-43.01% ↓	199	294	-32.31% ↓
Sold Listings	41	39	5.13% ↑	128	155	-17.42% ↓
Median List Price (Solds)	\$1,850,000	\$1,499,000	23.42% ↑	\$1,937,500	\$1,499,000	29.25% ↑
Median Sold Price	\$2,000,000	\$1,400,000	42.86% ↑	\$2,032,500	\$1,550,000	31.13% ↑
Median Days on Market	17	25	-32% ↓	41	45	-8.89% ↓
Average List Price (Solds)	\$2,313,836	\$1,694,379	36.56% ↑	\$2,274,160	\$1,811,752	25.52% ↑
Average Sold Price	\$2,392,176	\$1,691,717	41.41% ↑	\$2,316,432	\$1,797,341	28.88% ↑
Average Days on Market	75	79	-5.06% ↓	68	75	-9.33% ↓
List/Sold Price Ratio	105.2%	100.3%	4.88% ↑	102.8%	99.8%	2.97% ↑

SOLD AND NEW PROPERTIES (UNITS)

April 2022 | 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

April 2022 | 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.

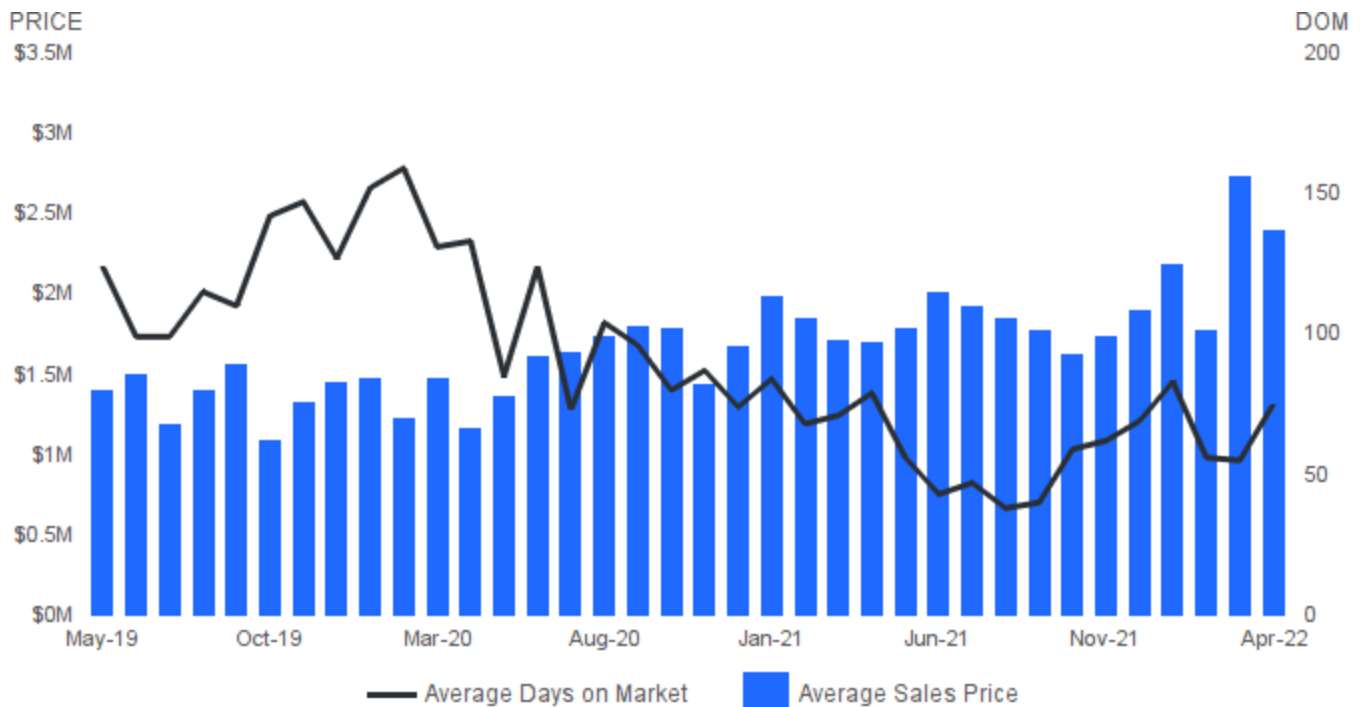


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2022 | Single Family Homes ?

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

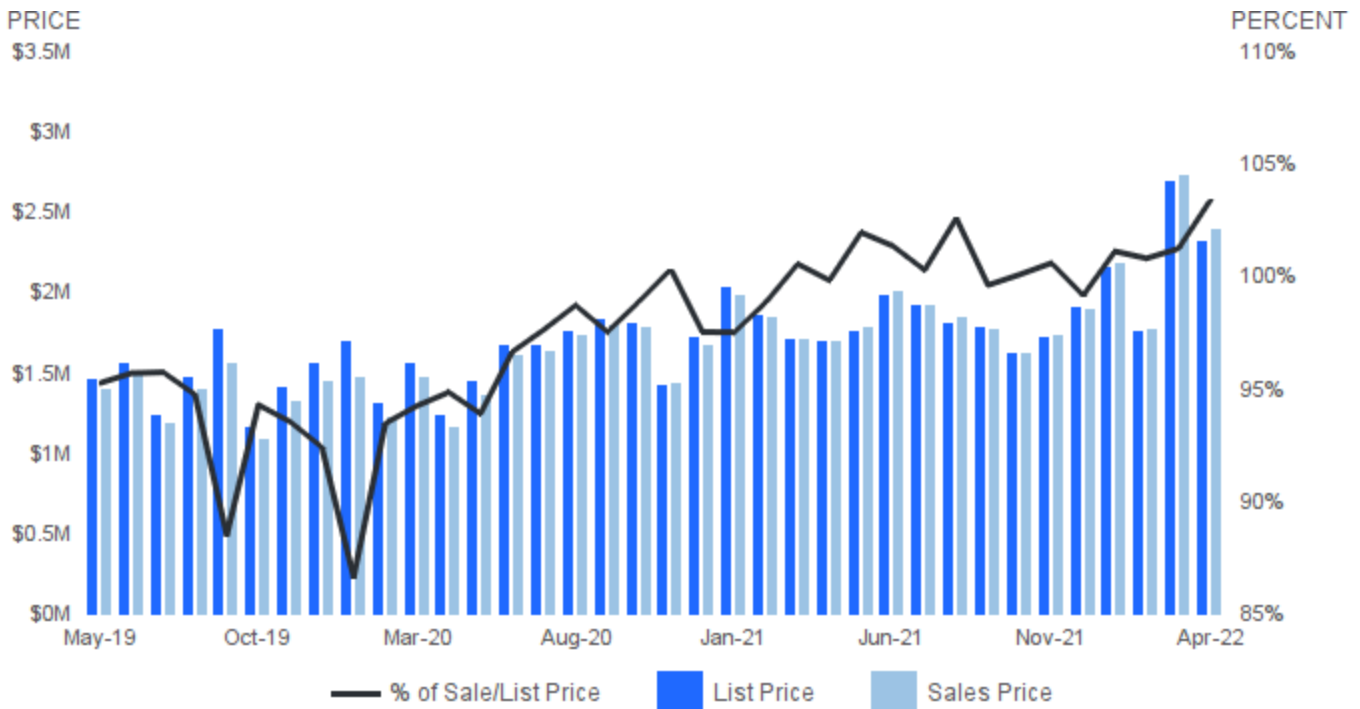
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 2022 | Single Family Homes ?

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

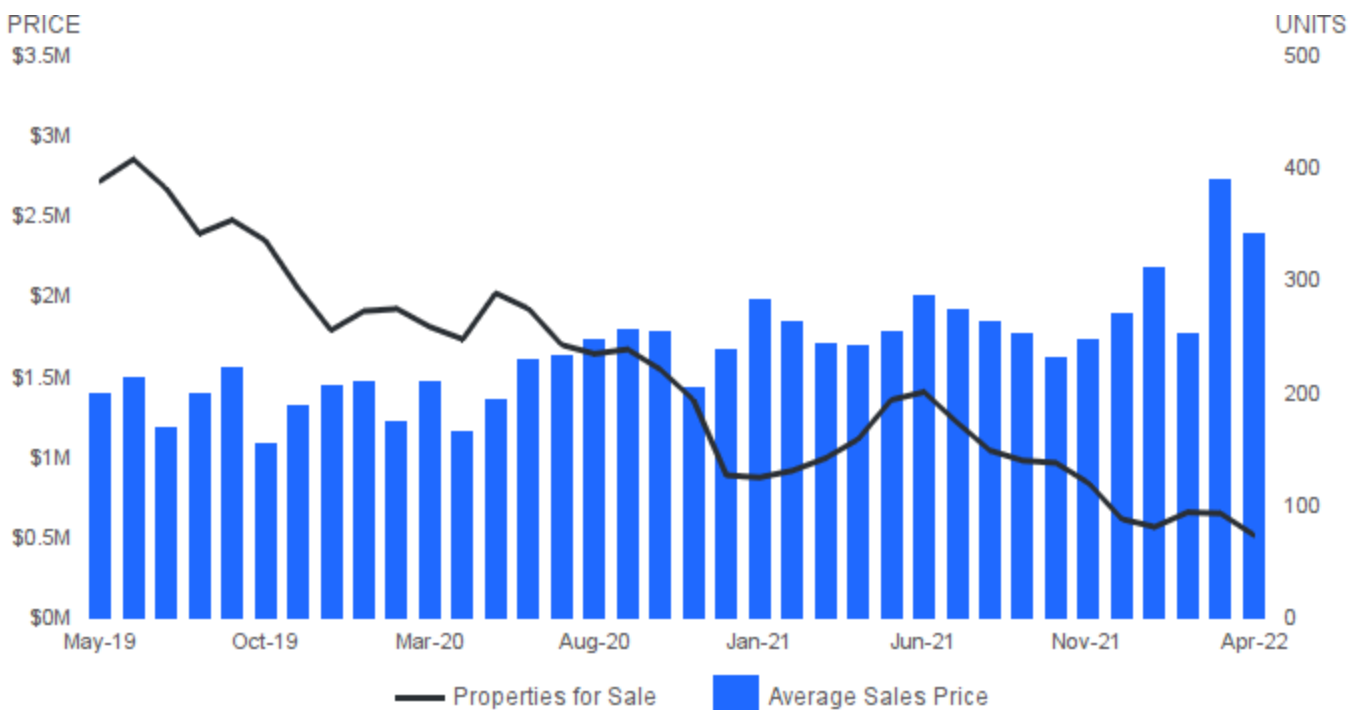


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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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.

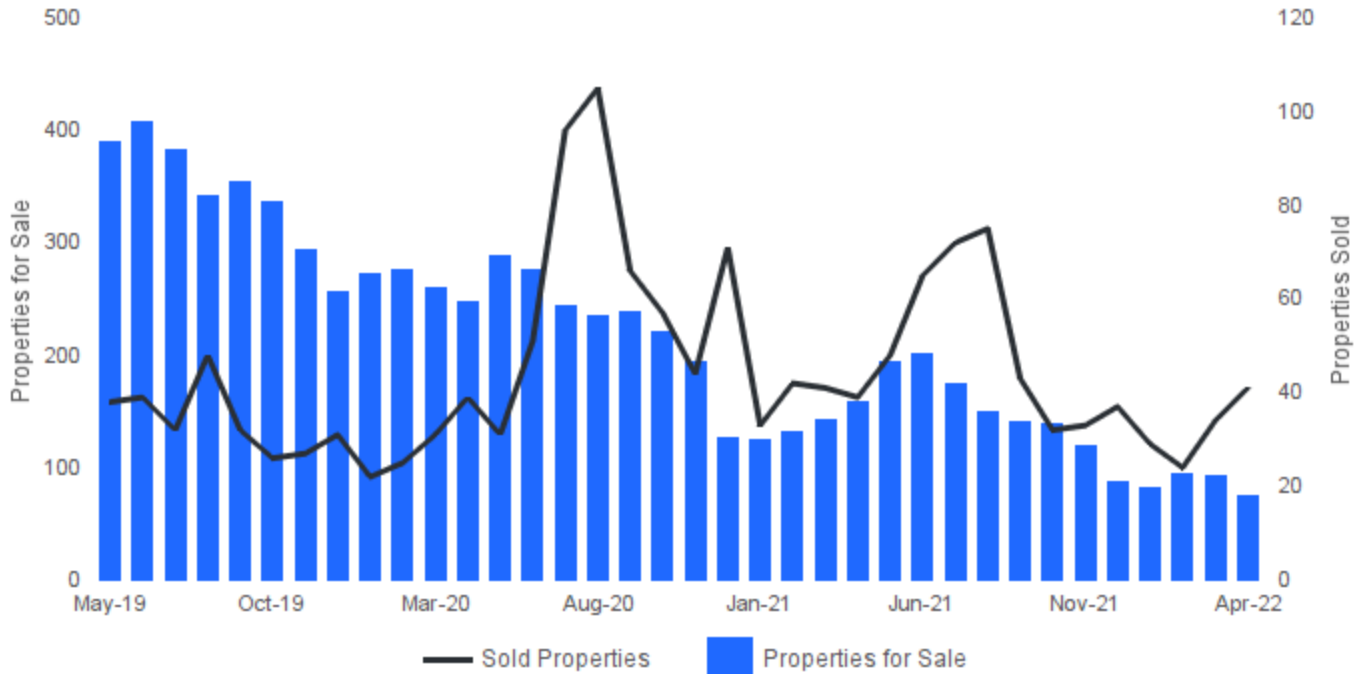


PROPERTIES FOR SALE AND SOLD PROPERTIES

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

Sold Properties | Number of properties sold.



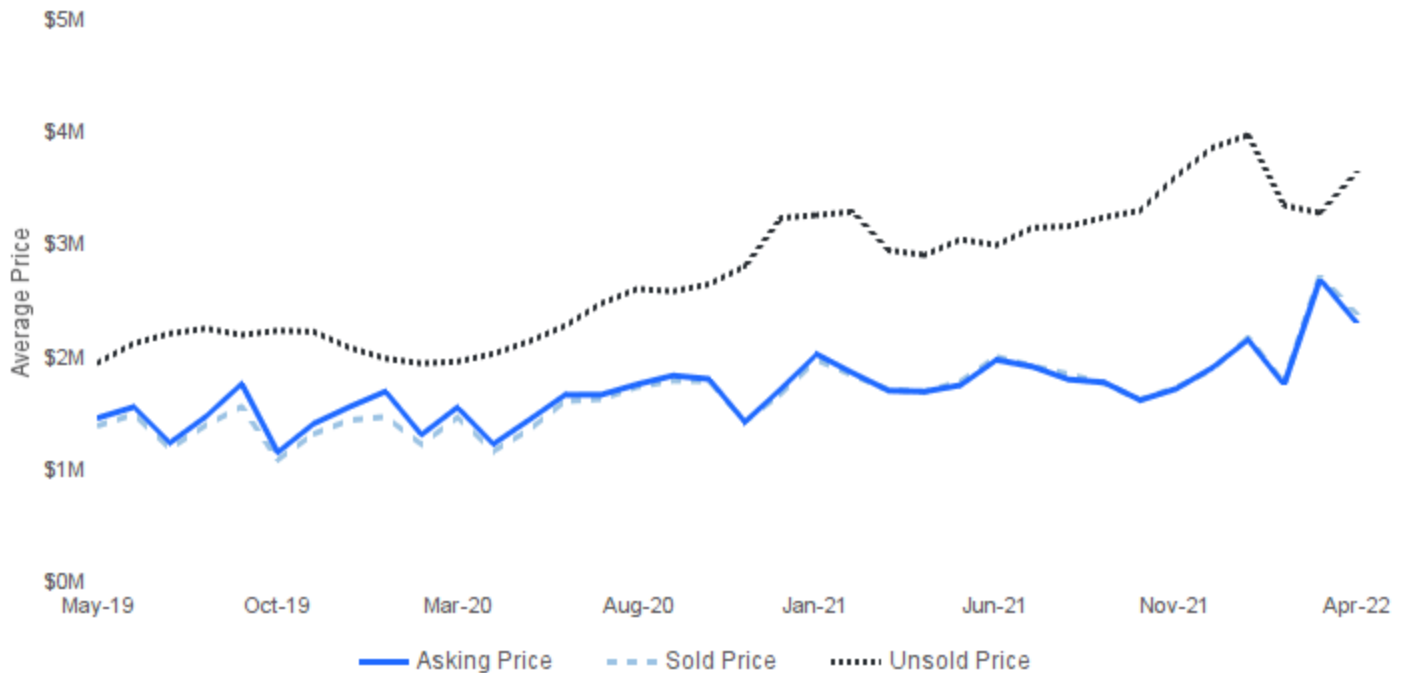
AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2022 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

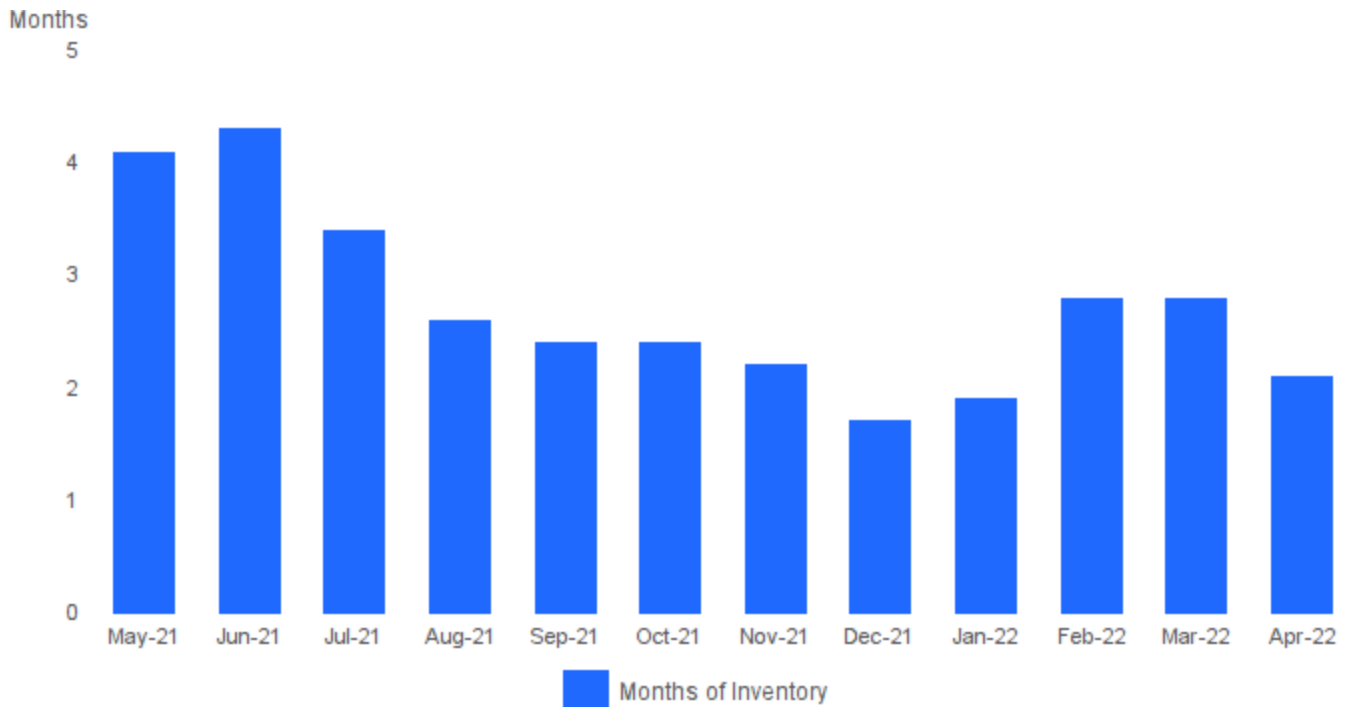
Sold Price | the average selling price



ABSORPTION RATE

April 2022 | 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

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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.

