

# AREA REPORT

## WESTPORT

### FULL MARKET SUMMARY

December 2022 | Single Family Homes ?

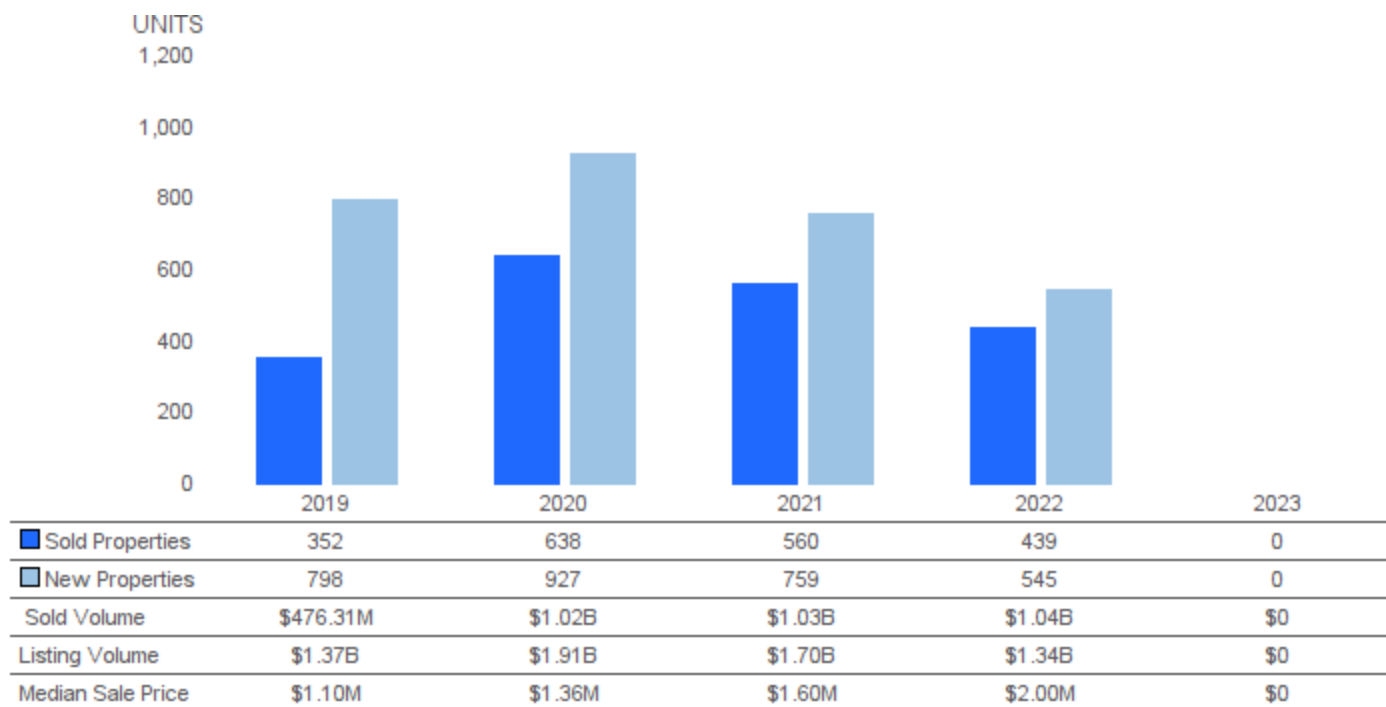
	Month to Date			Year to Date		
	December 2022	December 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	9	27	-66.67% ↓	545	759	-28.19% ↓
Sold Listings	27	37	-27.03% ↓	439	560	-21.61% ↓
Median List Price (Solds)	\$1,785,000	\$1,599,000	11.63% ↑	\$1,899,000	\$1,549,500	22.56% ↑
Median Sold Price	\$1,700,000	\$1,650,000	3.03% ↑	\$2,002,000	\$1,599,500	25.16% ↑
Median Days on Market	37	49	-24.49% ↓	28	34	-17.65% ↓
Average List Price (Solds)	\$2,274,333	\$1,905,401	19.36% ↑	\$2,320,169	\$1,824,865	27.14% ↑
Average Sold Price	\$2,204,237	\$1,889,564	16.65% ↑	\$2,373,892	\$1,833,142	29.5% ↑
Average Days on Market	57	69	-17.39% ↓	54	56	-3.57% ↓
List/Sold Price Ratio	96.8%	100.4%	-3.59% ↓	103.4%	101%	2.32% ↑

### SOLD AND NEW PROPERTIES (UNITS)

December 2022 | Single Family Homes ?

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

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

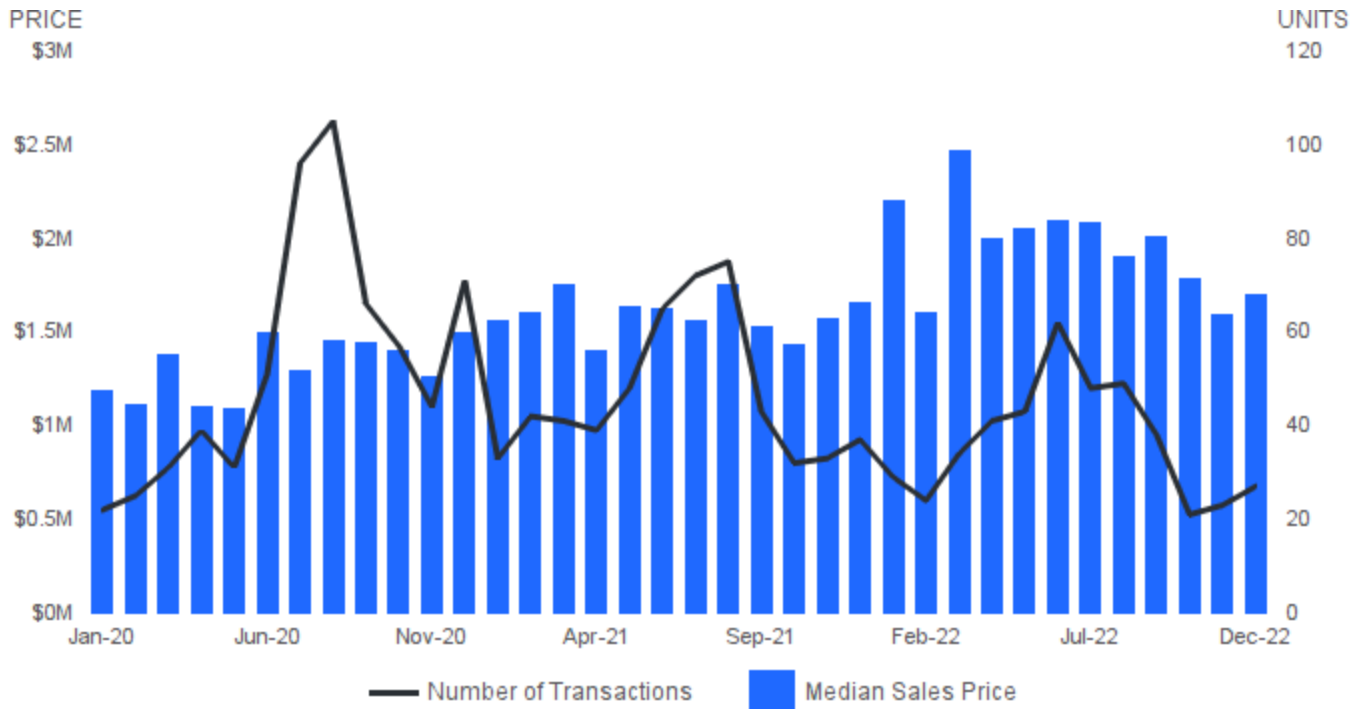


## MEDIAN SALES PRICE AND NUMBER OF SALES

December 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.

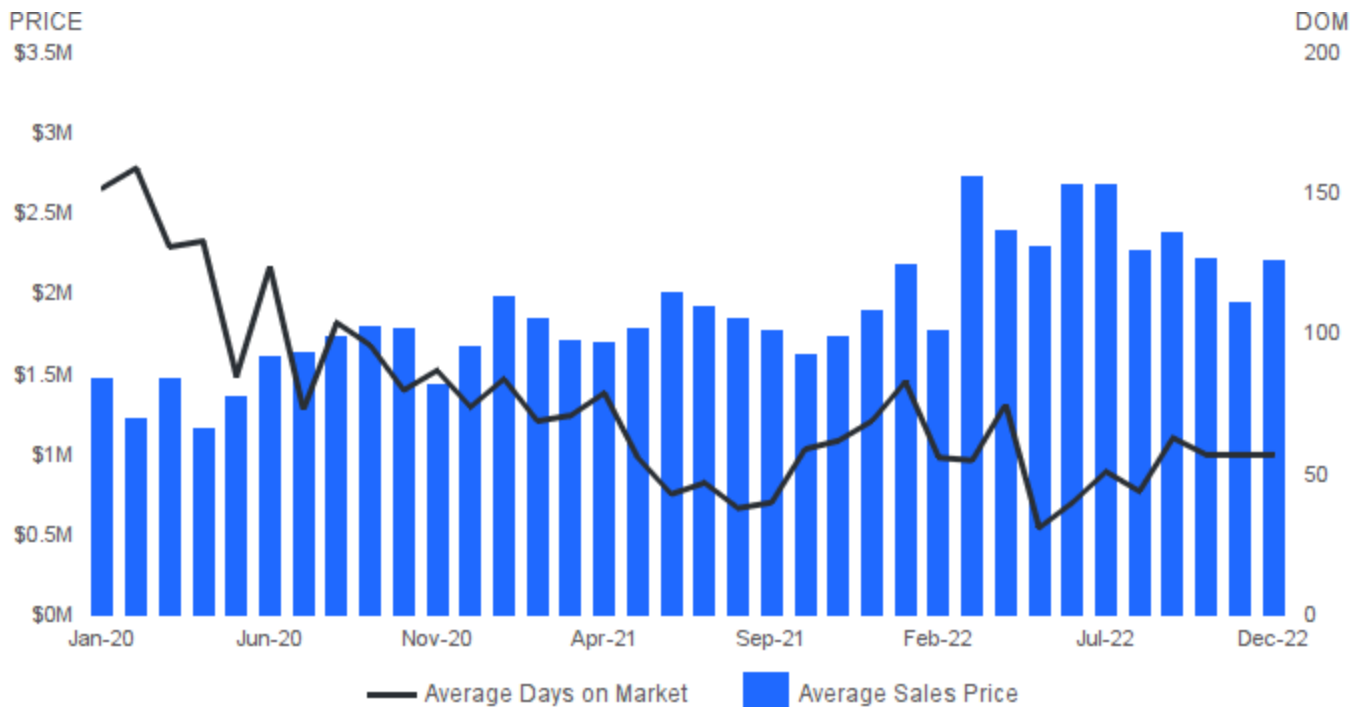


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2022 | Single Family Homes ?

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

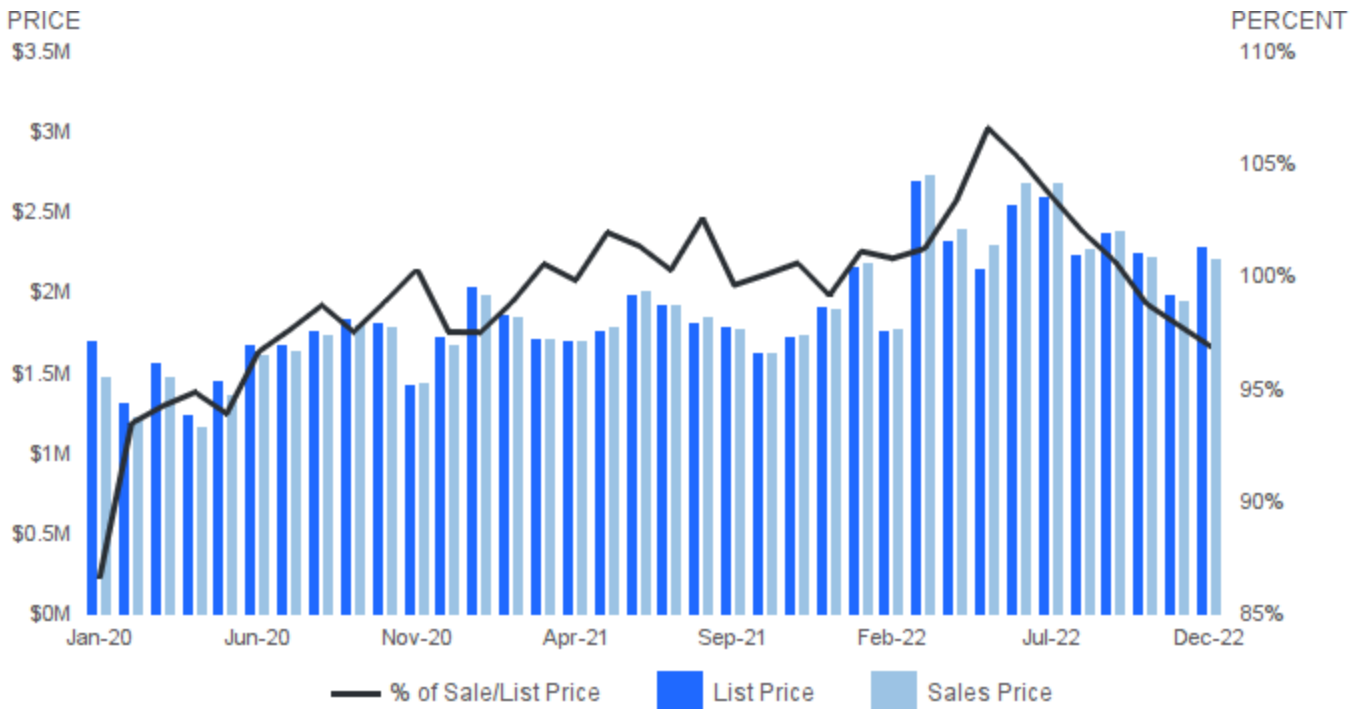
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 2022 | Single Family Homes ?

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

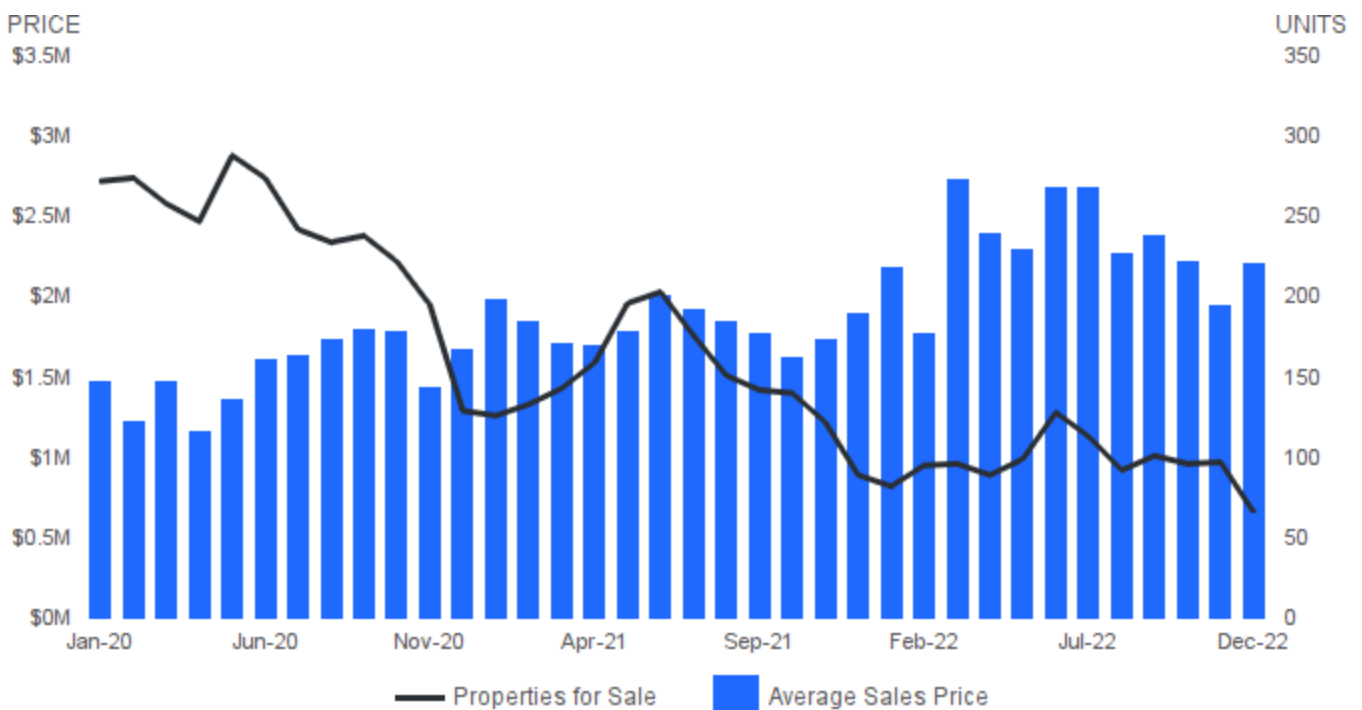


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 2022 | 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.

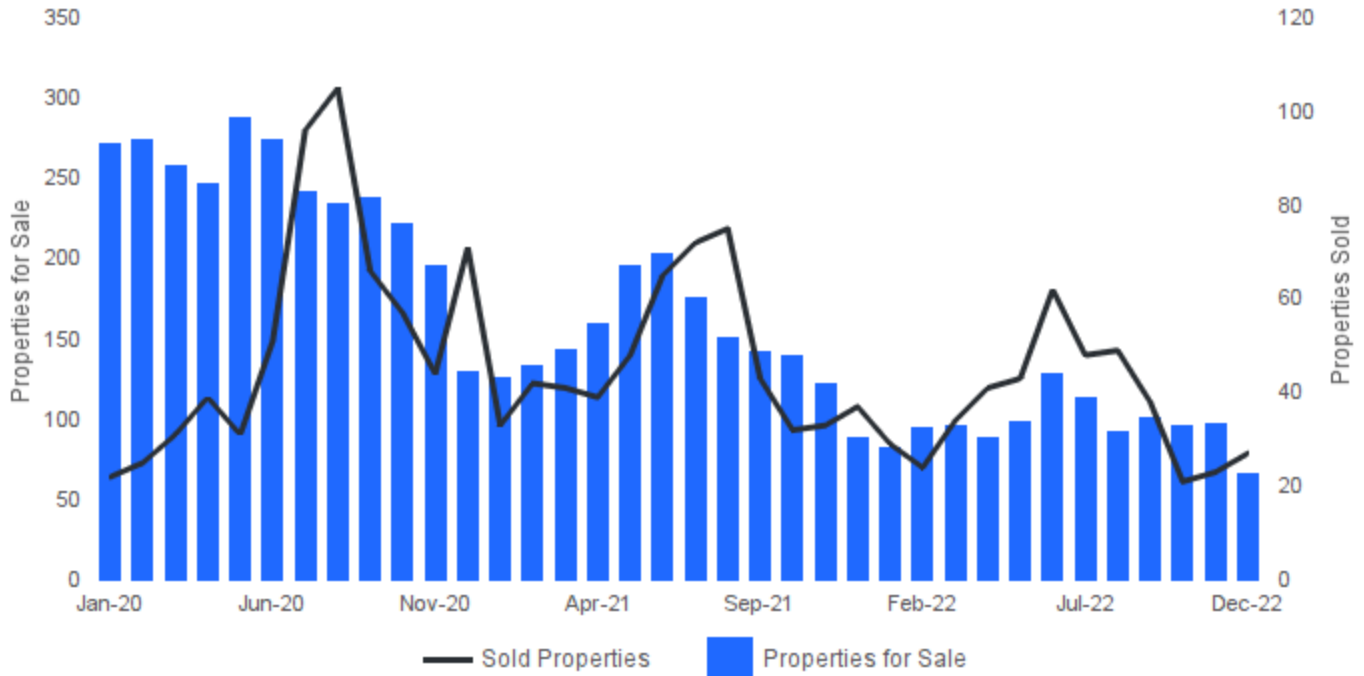


# PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2022 | Single Family Homes ?

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

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



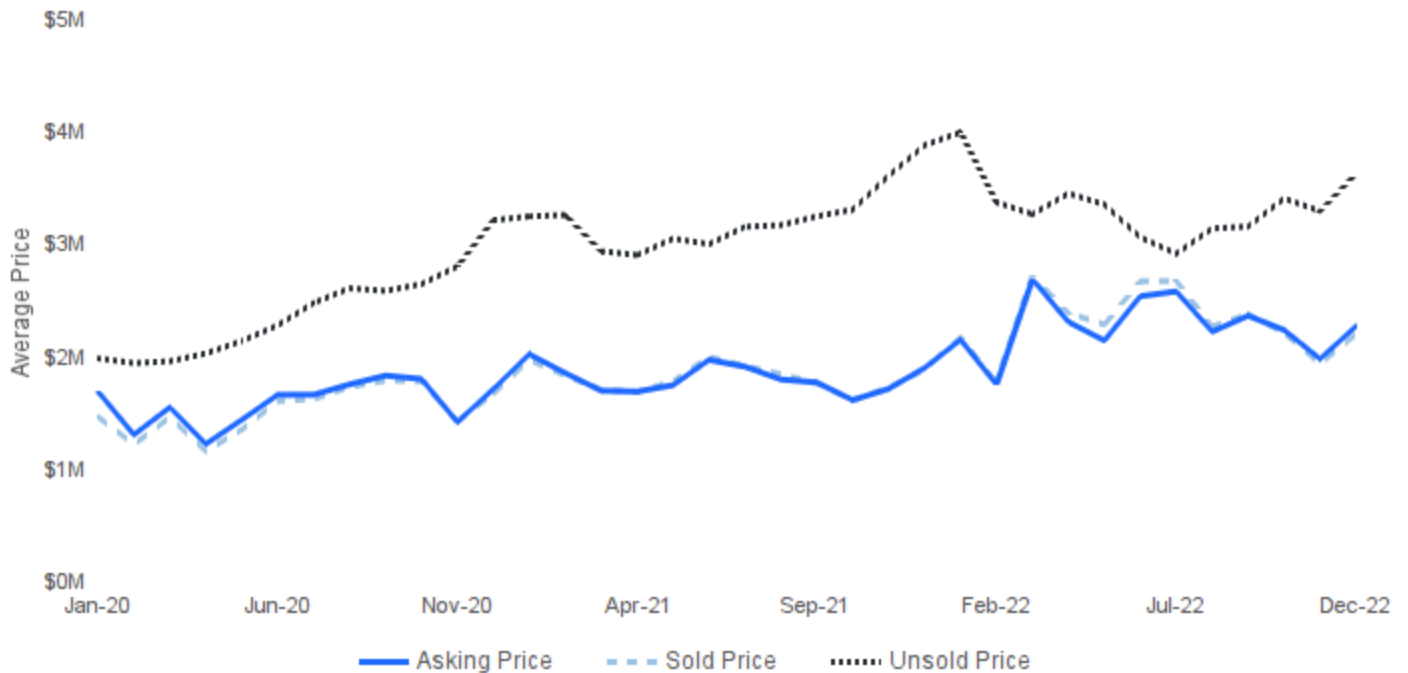
# AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2022 | Single Family Homes ?

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

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

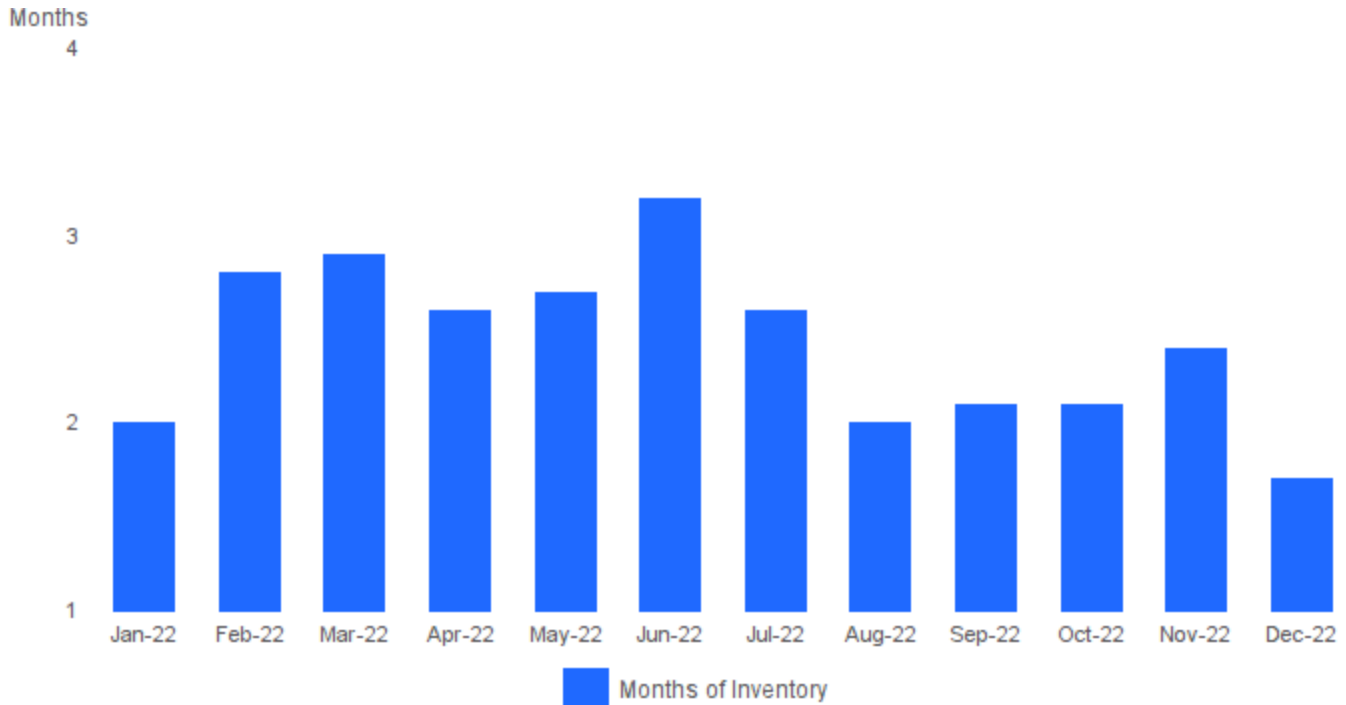
**Sold Price** | the average selling price



# ABSORPTION RATE

December 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

December 2022 | 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.

