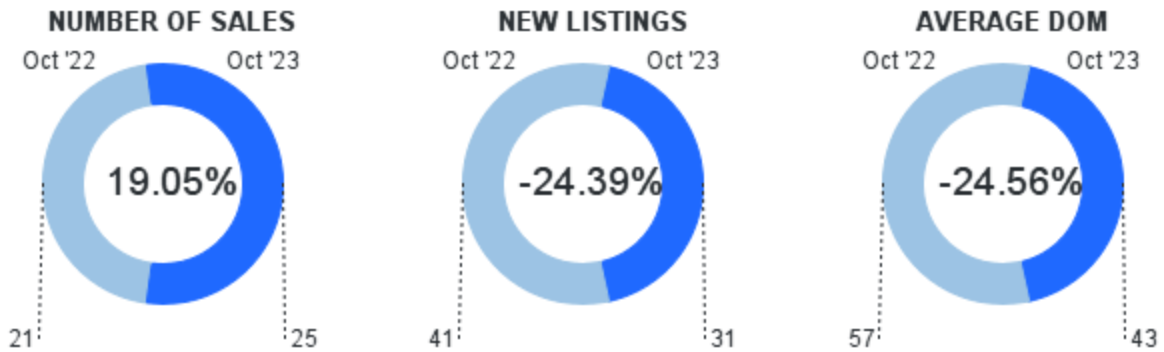


# WESTPORT | October 2023

## REAL ESTATE SNAPSHOT - Change since this time last year

### Single Family Homes




**26.40%** 

**MEDIAN SALES PRICE**  
SINGLE FAMILY HOMES

**14.45%** 

**AVERAGE SALES PRICE**  
SINGLE FAMILY HOMES

**5.27%** 

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY HOMES

**12.99%** 

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY HOMES

 Oct '22     Oct '23

# AREA REPORT

## WESTPORT

### FULL MARKET SUMMARY

October 2023 | Single Family Homes ?

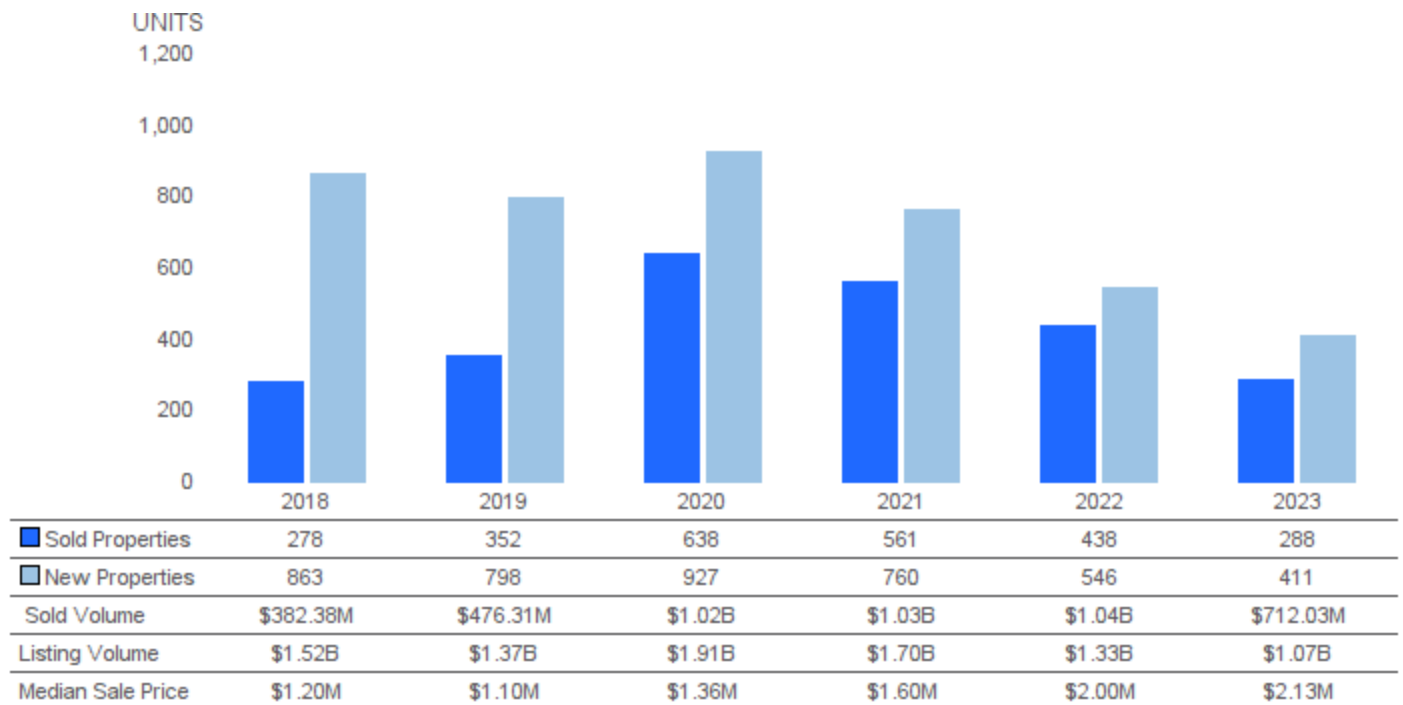
	Month to Date			Year to Date		
	October 2023	October 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	31	41	-24.39% <span>↓</span>	411	507	-18.93% <span>↓</span>
Sold Listings	25	21	19.05% <span>↑</span>	288	389	-25.96% <span>↓</span>
Median List Price (Solds)	\$1,999,000	\$1,899,000	5.27% <span>↑</span>	\$1,998,500	\$1,899,000	5.24% <span>↑</span>
Median Sold Price	\$2,250,000	\$1,780,000	26.4% <span>↑</span>	\$2,125,000	\$2,050,000	3.66% <span>↑</span>
Median Days on Market	32	38	-15.79% <span>↓</span>	32	26	23.08% <span>↑</span>
Average List Price (Solds)	\$2,534,196	\$2,242,809	12.99% <span>↑</span>	\$2,460,415	\$2,343,137	5.01% <span>↑</span>
Average Sold Price	\$2,535,852	\$2,215,644	14.45% <span>↑</span>	\$2,472,317	\$2,411,155	2.54% <span>↑</span>
Average Days on Market	43	57	-24.56% <span>↓</span>	55	53	3.77% <span>↑</span>
List/Sold Price Ratio	102.2%	99.5%	2.69% <span>↑</span>	101.9%	104.2%	-2.21% <span>↓</span>

### SOLD AND NEW PROPERTIES (UNITS)

October 2023 | 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 2023 | 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.

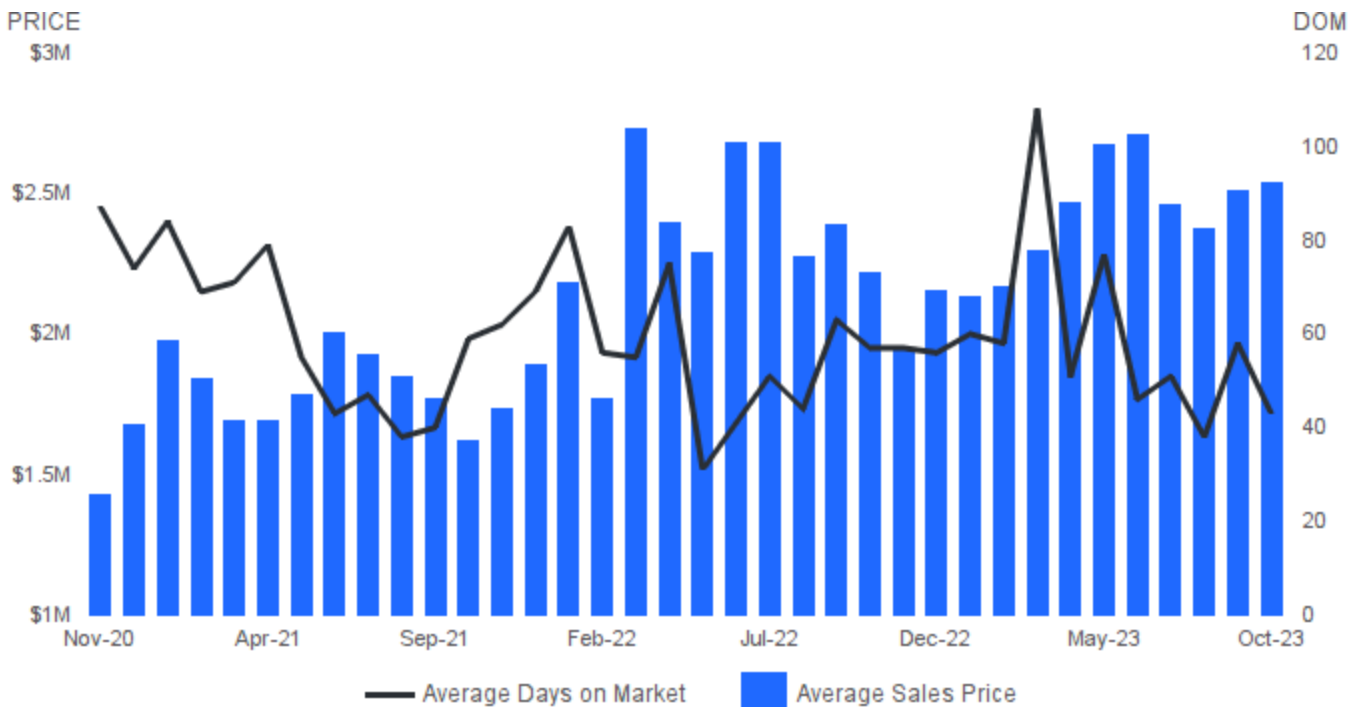


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2023 | 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 2023 | 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 2023 | 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.

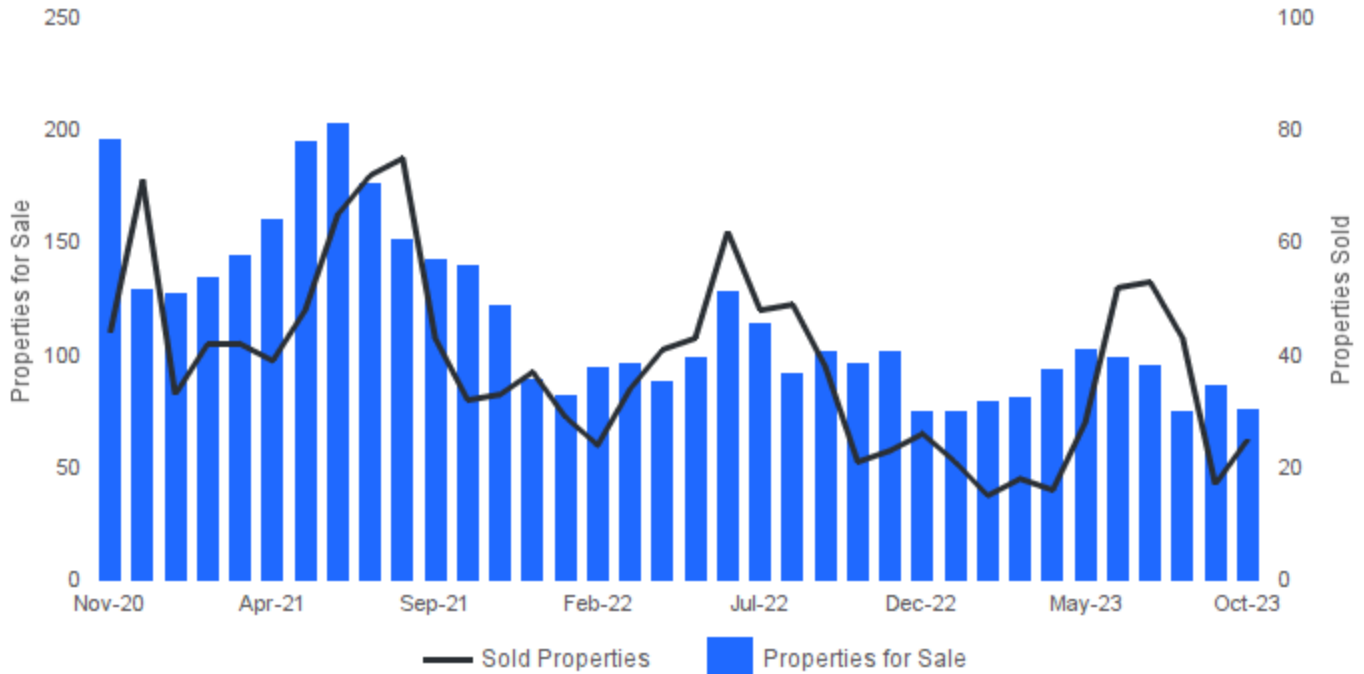


# PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2023 | Single Family Homes ?

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

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



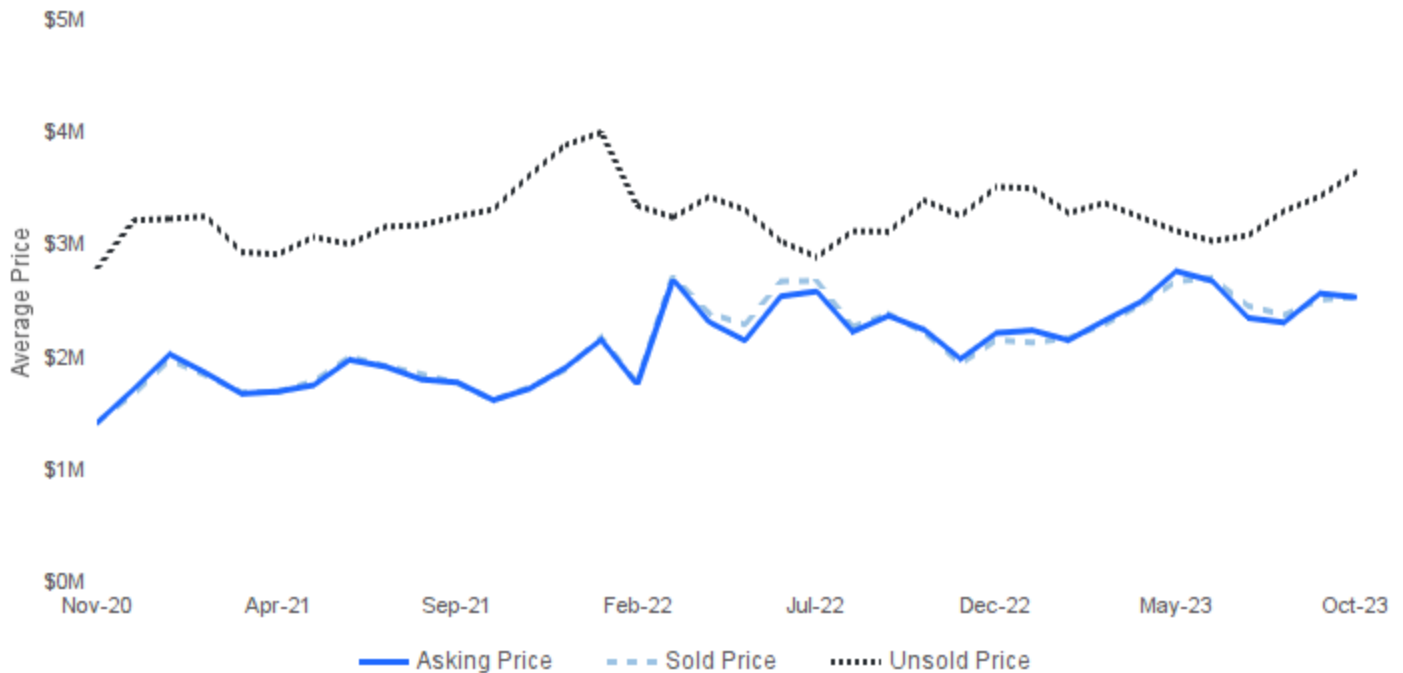
# AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2023 | Single Family Homes ?

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

**Sold Price** | the average selling price

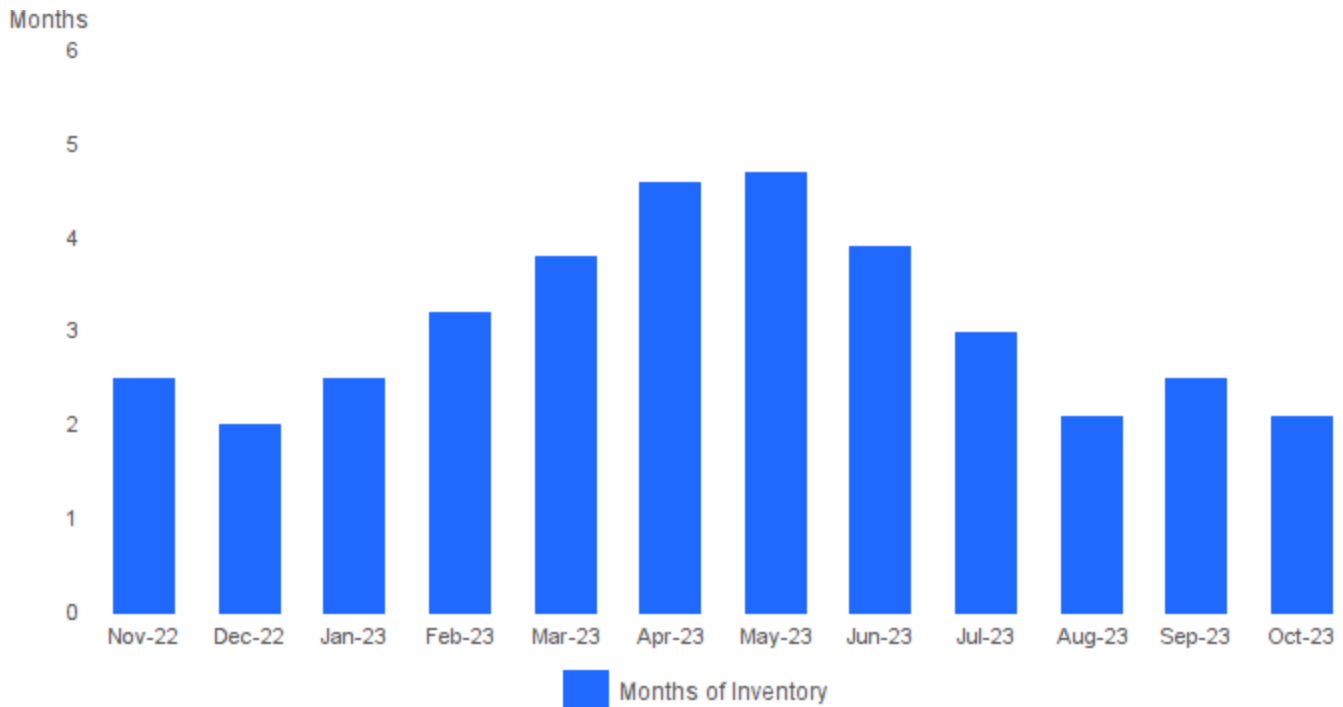
**Unsold Price** | the average active list price



# ABSORPTION RATE

October 2023 | 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 2023 | 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.

