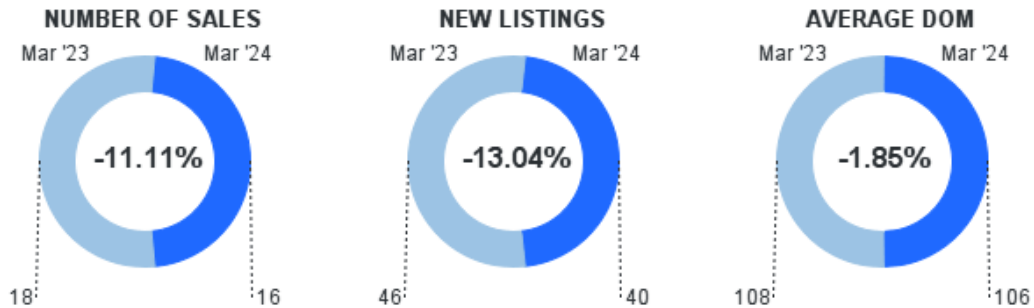


## WESTPORT | March 2024

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

#### Single Family Homes



0.57%

MEDIAN SALES PRICE  
SINGLE FAMILY HOMES

7.12%

AVERAGE SALES PRICE  
SINGLE FAMILY HOMES

11.44%

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

9.51%

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

Mar '23 Mar '24

# AREA REPORT

## WESTPORT

### FULL MARKET SUMMARY

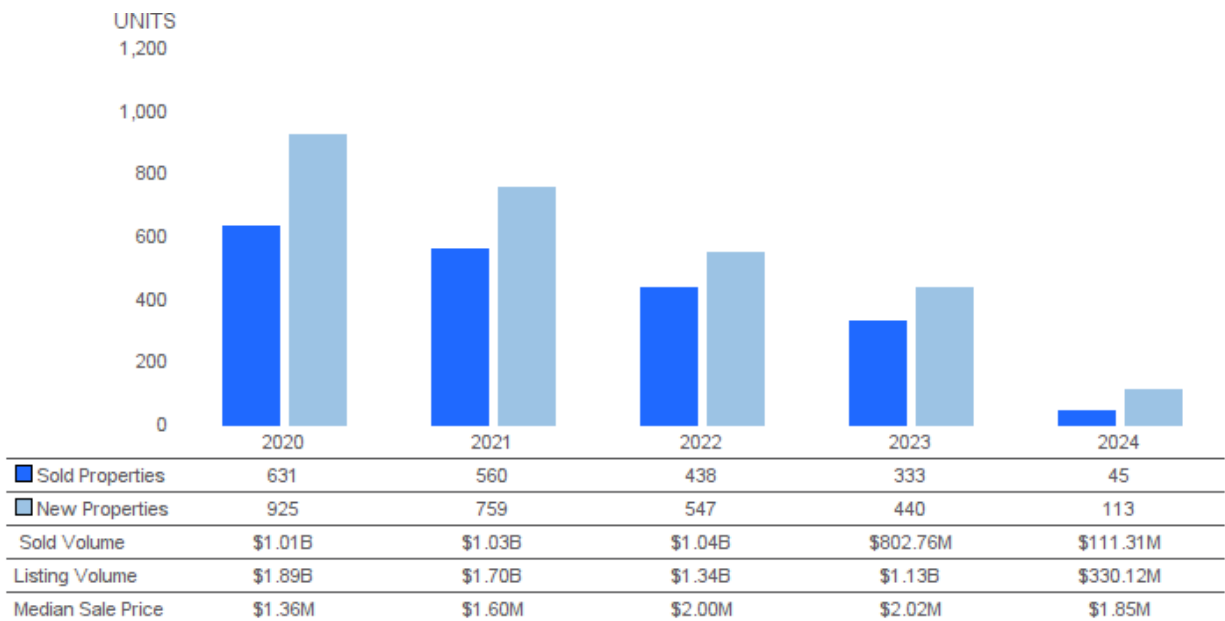
March 2024 | Single Family Homes [?](#)

	Month to Date			Year to Date		
	March 2024	March 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	40	46	-13.04%	113	100	13%
Sold Listings	16	18	-11.11%	45	54	-16.67%
Median List Price (Solds)	\$2,187,000	\$1,962,500	11.44%	\$1,799,000	\$1,674,500	7.44%
Median Sold Price	\$2,022,500	\$2,011,000	0.57%	\$1,850,000	\$1,637,500	12.98%
Median Days on Market	81	78	3.85%	70	49	42.86%
Average List Price (Solds)	\$2,545,993	\$2,324,883	9.51%	\$2,485,886	\$2,243,148	10.82%
Average Sold Price	\$2,455,156	\$2,291,906	7.12%	\$2,473,555	\$2,195,266	12.68%
Average Days on Market	106	108	-1.85%	85	73	16.44%
List/Sold Price Ratio	97.8%	99.9%	-2.13%	101%	99.1%	1.91%

### SOLD AND NEW PROPERTIES (UNITS)

March 2024 | Single Family Homes [?](#)

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

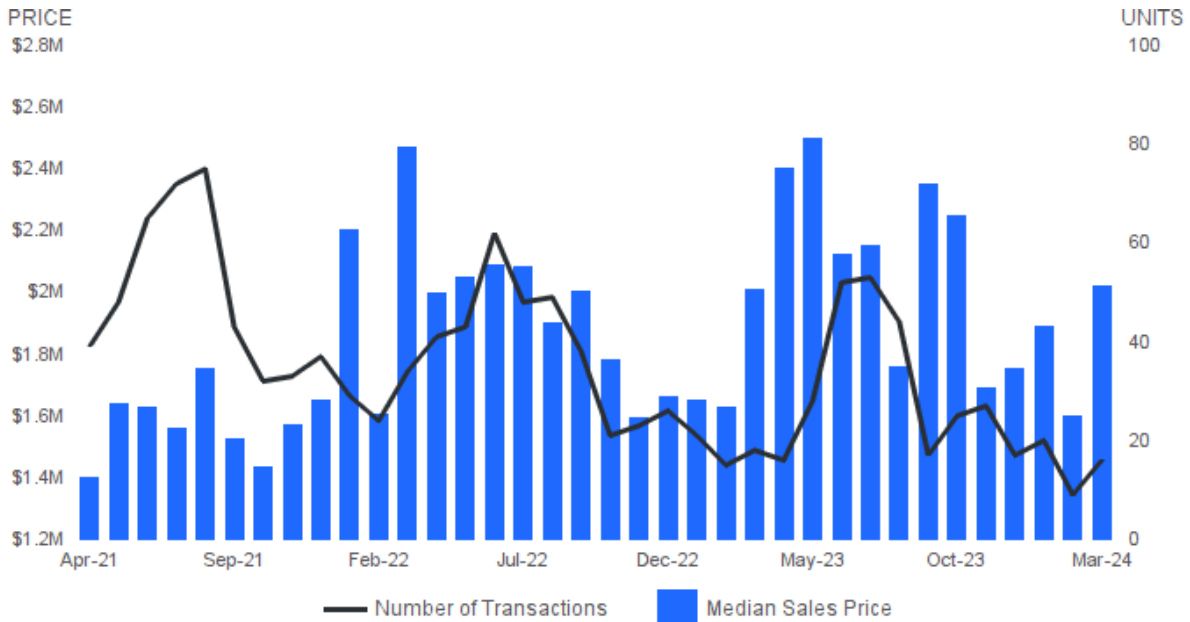


## MEDIAN SALES PRICE AND NUMBER OF SALES

March 2024 | 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

March 2024 | 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

## March 2024 | Single Family Homes ?

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

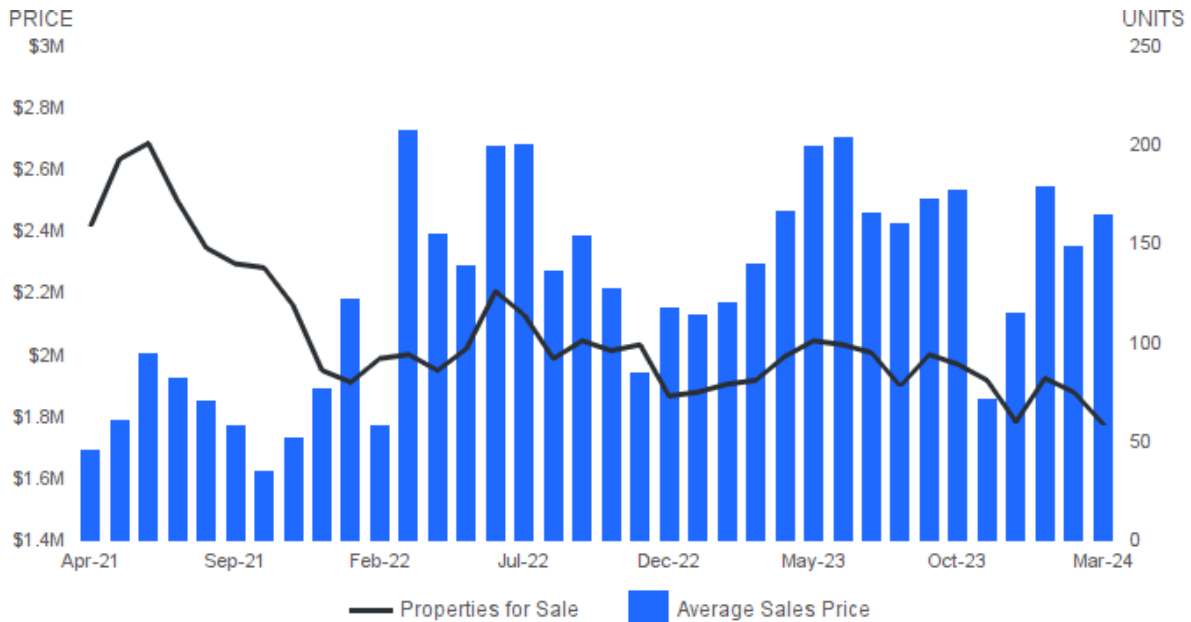


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

### March 2024 | 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.

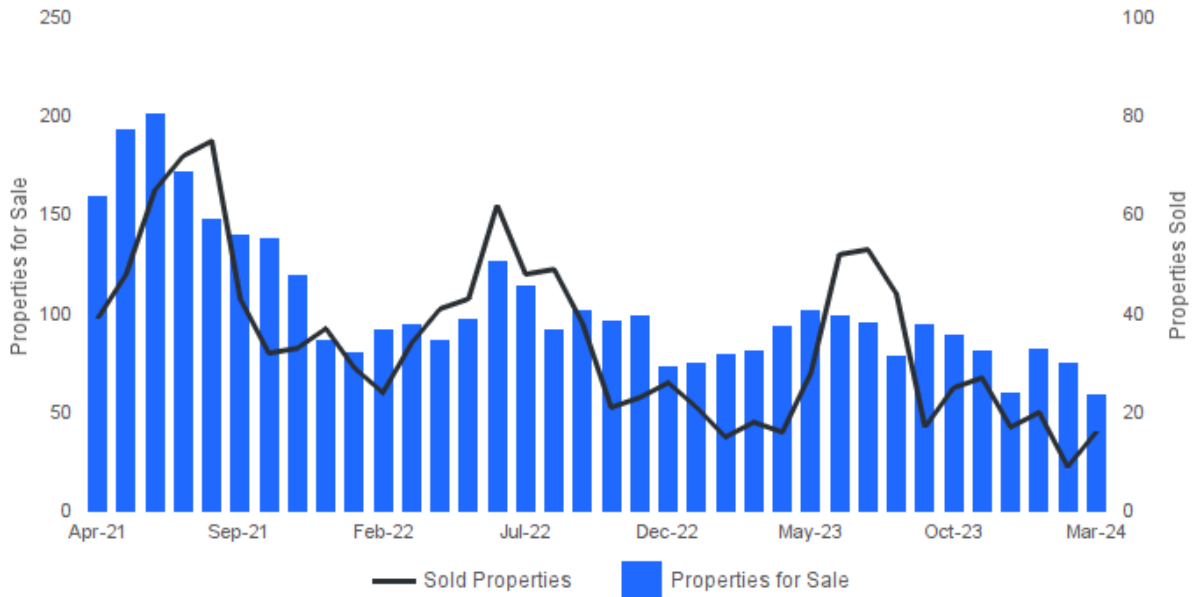


## PROPERTIES FOR SALE AND SOLD PROPERTIES

### March 2024 | Single Family Homes ?

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

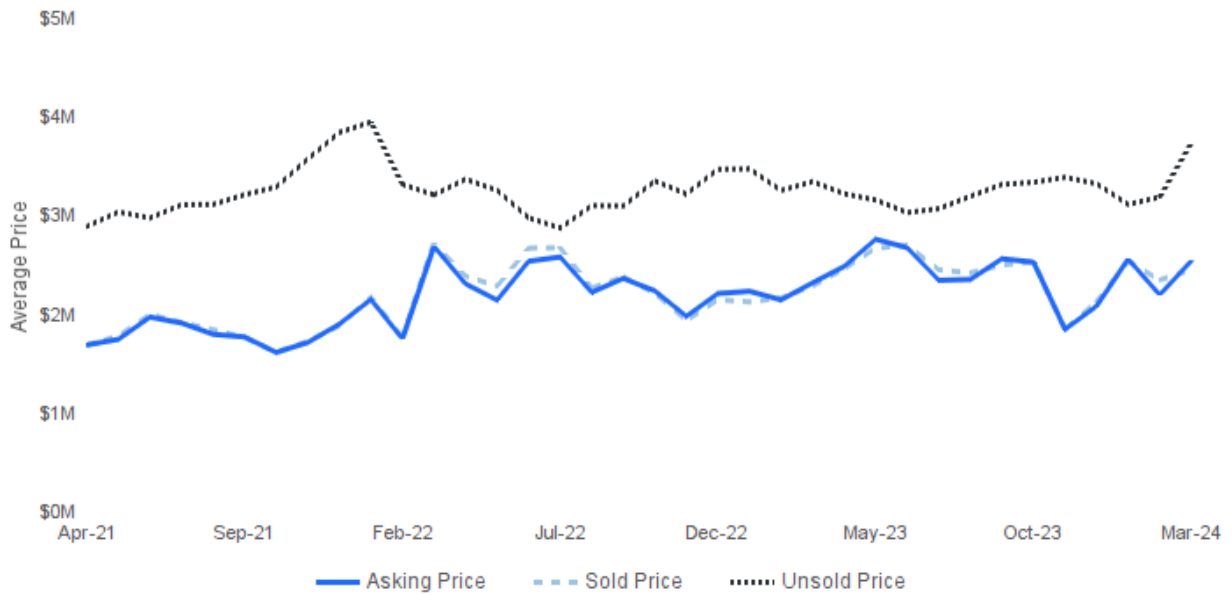
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2024 | Single Family Homes ?

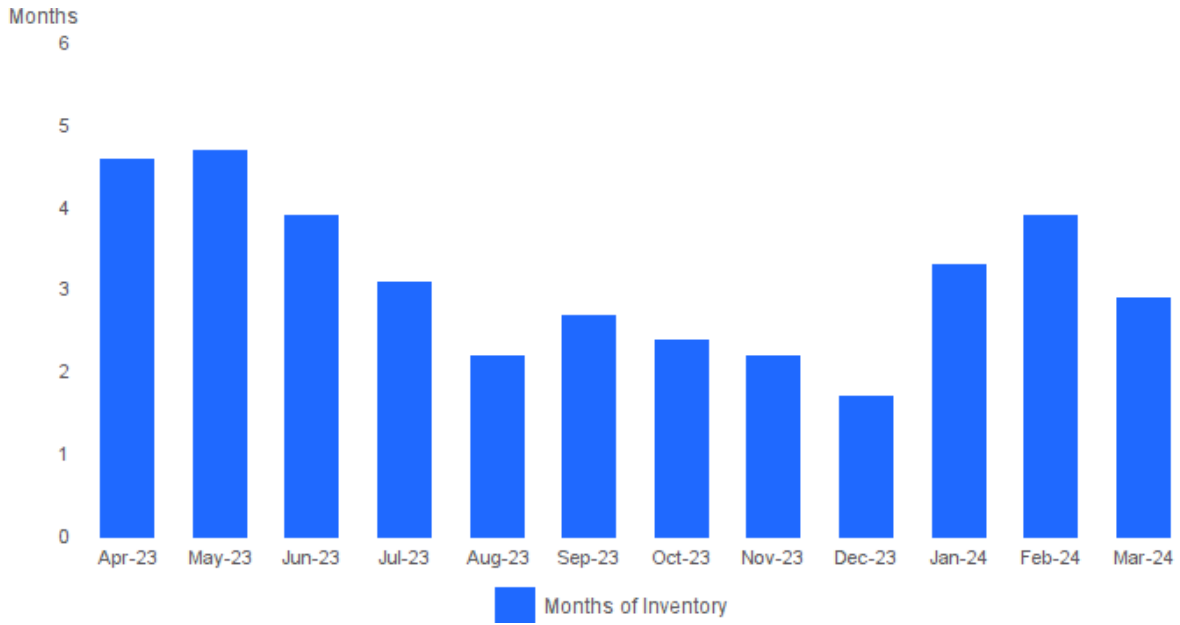
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



## ABSORPTION RATE

March 2024 | 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

March 2024 | 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.

