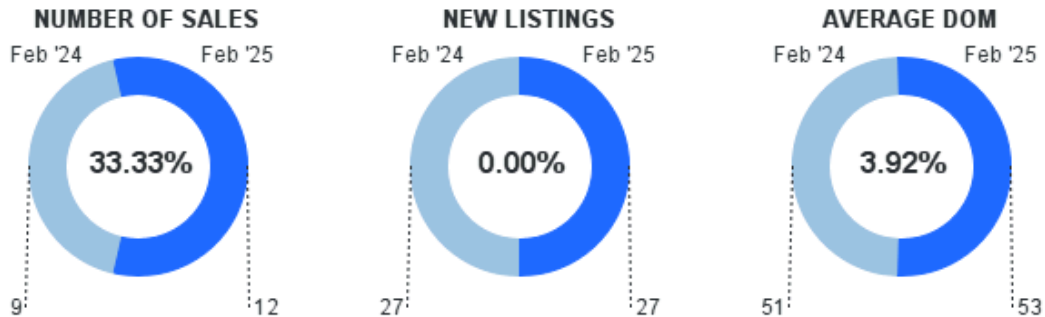



WESTPORT | February 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



11.64% 

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

-10.51% 

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

36.61% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

-1.81% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

 Feb '24  Feb '25

AREA REPORT

WESTPORT

FULL MARKET SUMMARY

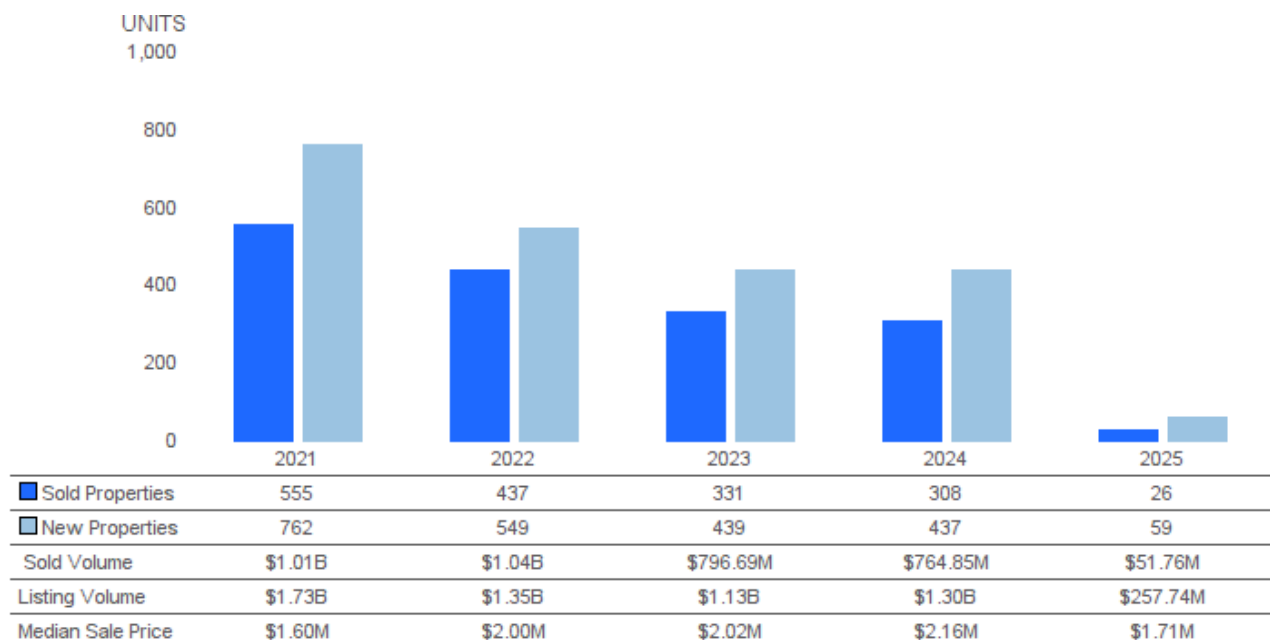
February 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	February 2025	February 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	27	27	0%	59	76	-22.37% ↓
Sold Listings	12	9	33.33% ↑	26	29	-10.34% ↓
Median List Price (Solds)	\$1,774,500	\$1,299,000	36.61% ↑	\$1,725,000	\$1,799,000	-4.11% ↓
Median Sold Price	\$1,786,250	\$1,600,000	11.64% ↑	\$1,708,250	\$1,850,000	-7.66% ↓
Median Days on Market	21	25	-16% ↓	13	31	-58.06% ↓
Average List Price (Solds)	\$2,162,000	\$2,201,777	-1.81% ↓	\$1,994,476	\$2,452,724	-18.68% ↓
Average Sold Price	\$2,105,458	\$2,352,722	-10.51% ↓	\$1,990,884	\$2,483,706	-19.84% ↓
Average Days on Market	53	51	3.92% ↑	34	69	-50.72% ↓
List/Sold Price Ratio	99%	107.2%	-7.67% ↓	100.9%	102.8%	-1.86% ↓

SOLD AND NEW PROPERTIES (UNITS)

February 2025 | Single Family Homes ?

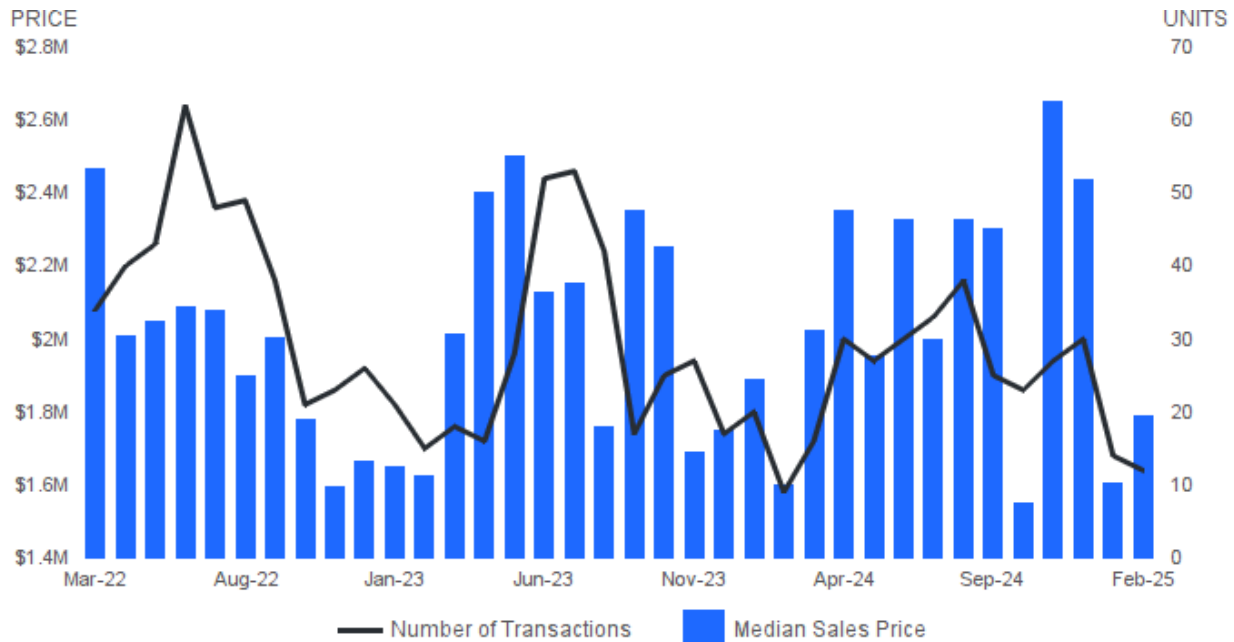
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

February 2025 | 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

February 2025 | 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

February 2025 | Single Family Homes ?

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

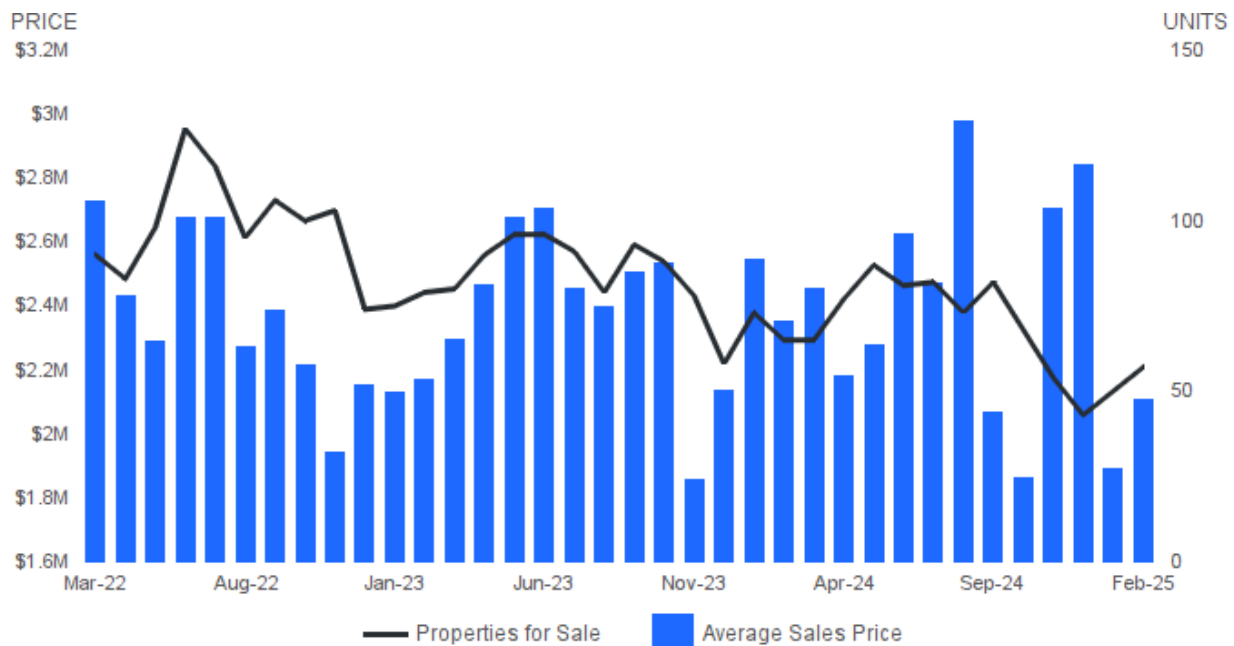


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 2025 | 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.

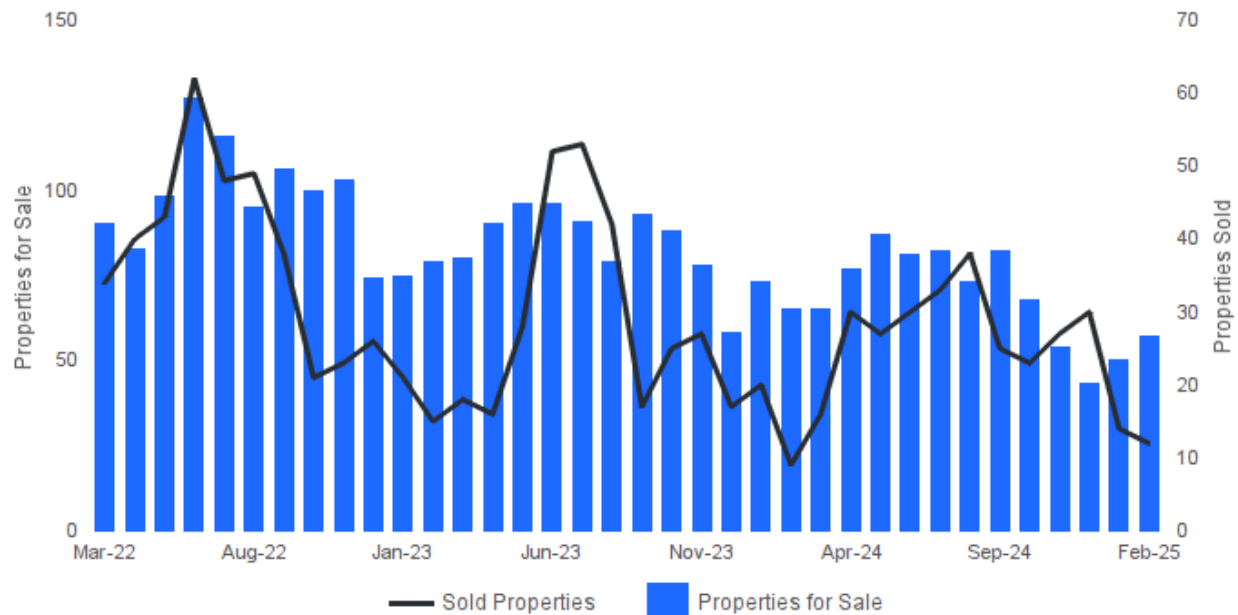


PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2025 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



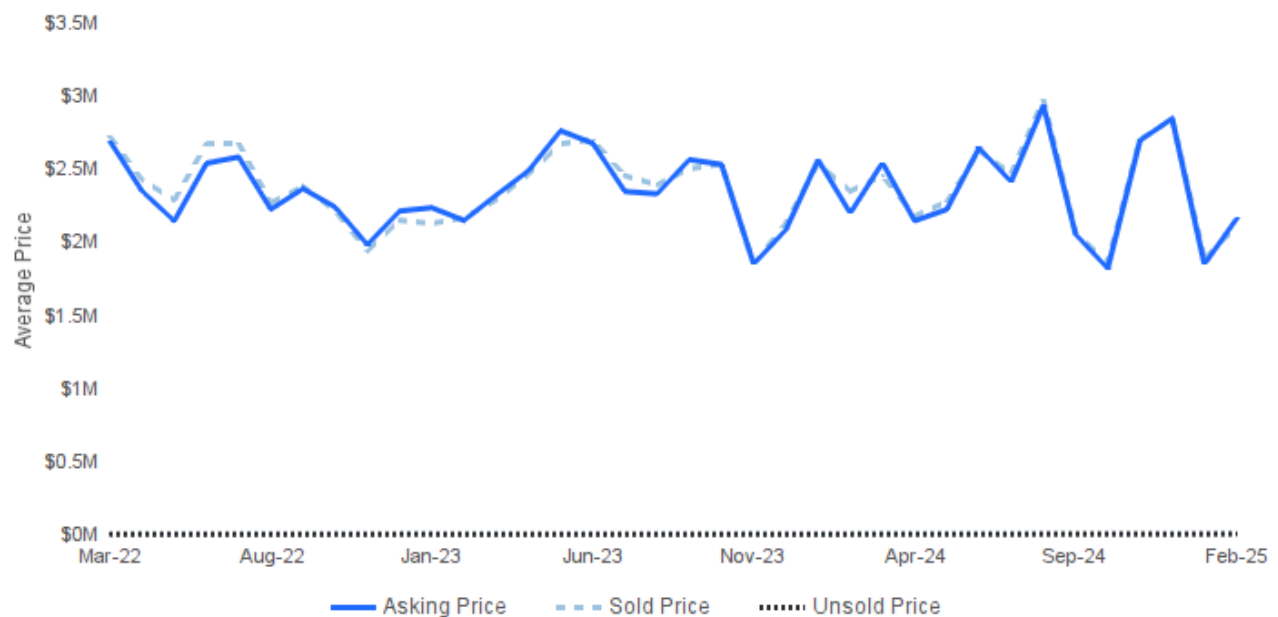
AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2025 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

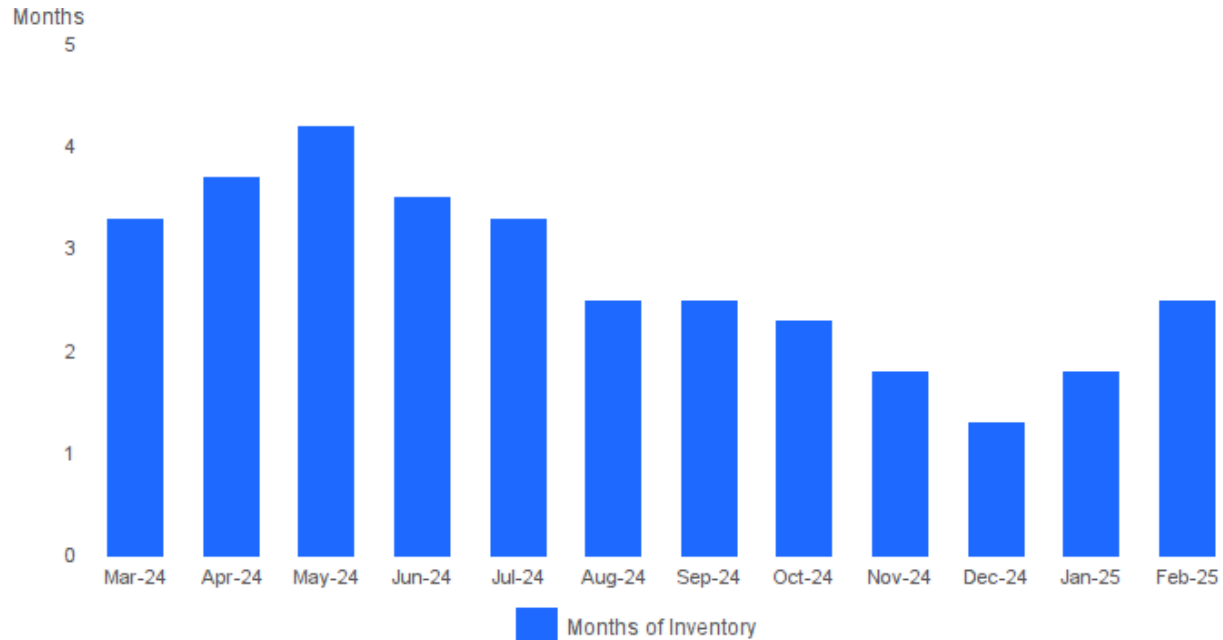
Unsold Price | the average active list price



ABSORPTION RATE

February 2025 | 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

February 2025 | 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.

