

WESTPORT | March 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



62.35% 

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

47.84% 

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

48.47% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

39.57% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

 Mar '24  Mar '25

AREA REPORT

WESTPORT

FULL MARKET SUMMARY

March 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	March 2025	March 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	44	42	4.76% ↑	105	118	-11.02% ↓
Sold Listings	18	16	12.5% ↑	44	45	-2.22% ↓
Median List Price (Solds)	\$3,247,000	\$2,187,000	48.47% ↑	\$2,373,000	\$1,799,000	31.91% ↑
Median Sold Price	\$3,283,500	\$2,022,500	62.35% ↑	\$2,495,000	\$1,850,000	34.86% ↑
Median Days on Market	14	35	-60% ↓	14	31	-54.84% ↓
Average List Price (Solds)	\$3,553,333	\$2,545,993	39.57% ↑	\$2,632,190	\$2,485,886	5.89% ↑
Average Sold Price	\$3,629,602	\$2,455,156	47.84% ↑	\$2,661,269	\$2,473,555	7.59% ↑
Average Days on Market	50	46	8.7% ↑	40	61	-34.43% ↓
List/Sold Price Ratio	103.5%	97.8%	5.82% ↑	101.9%	101%	0.92% ↑

SOLD AND NEW PROPERTIES (UNITS)

March 2025 | Single Family Homes ?

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

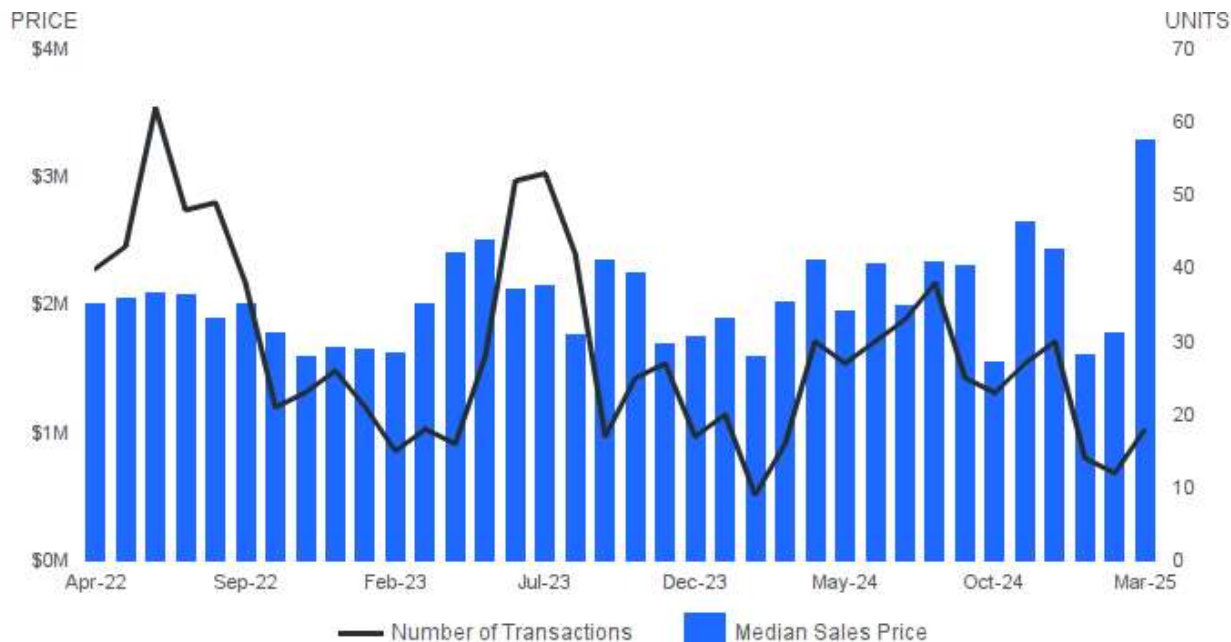


MEDIAN SALES PRICE AND NUMBER OF SALES

March 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.

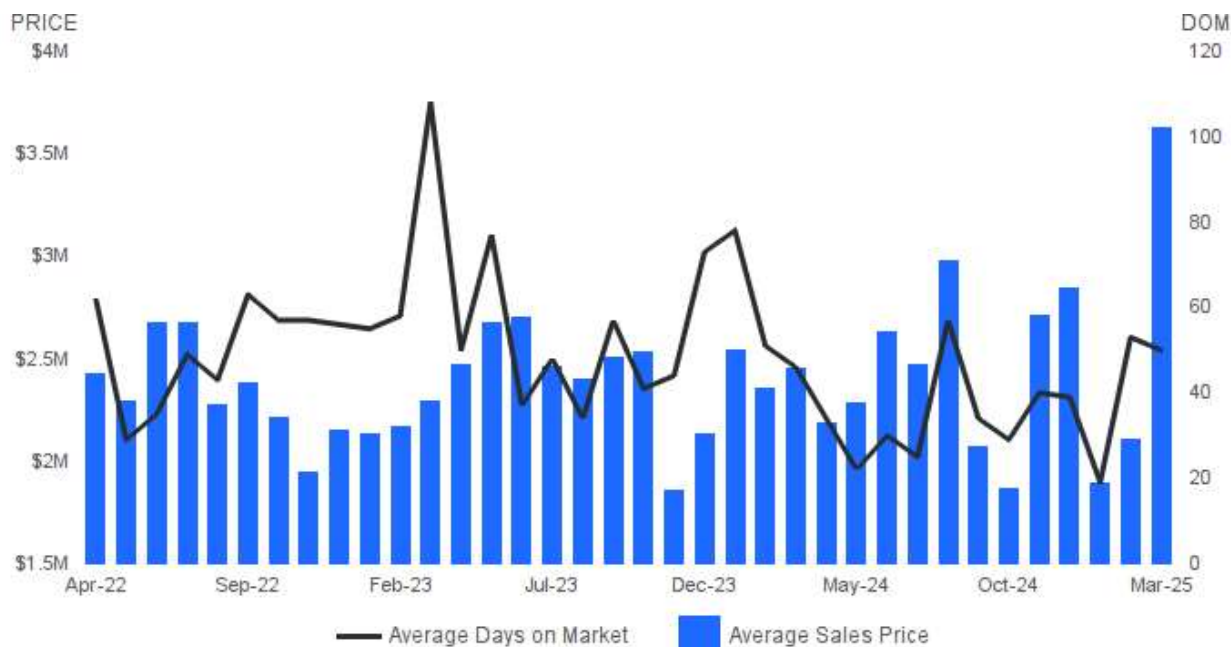


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2025 | Single Family Homes ?

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

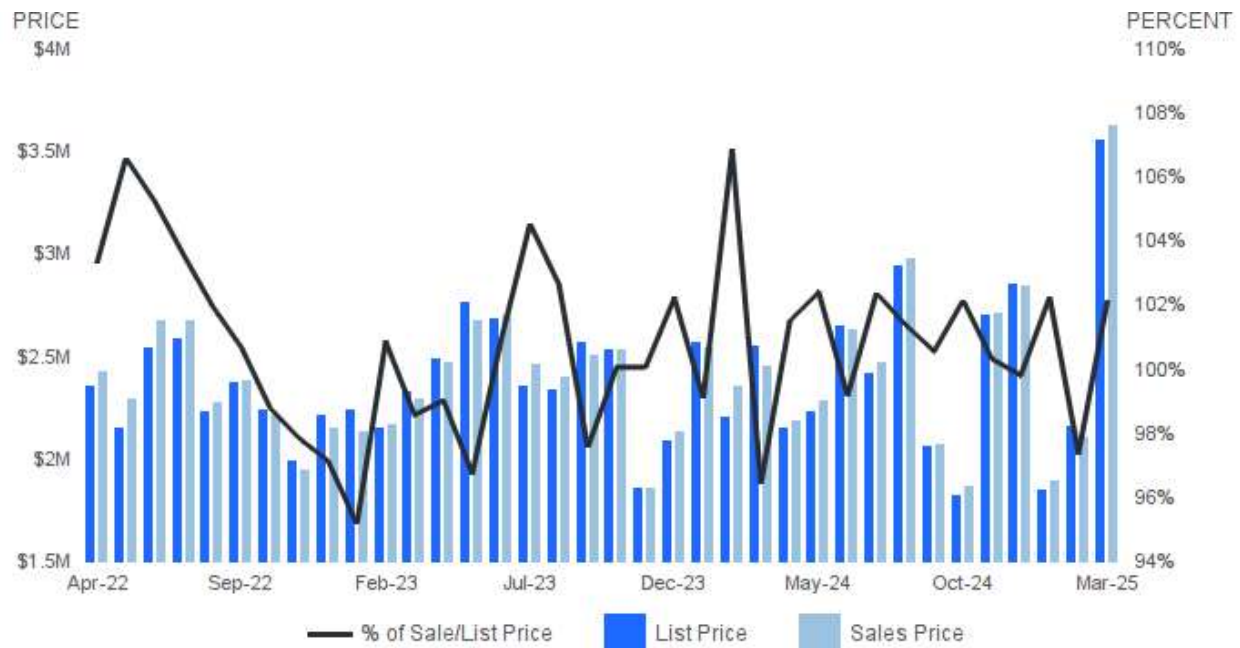
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

March 2025 | Single Family Homes ?

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

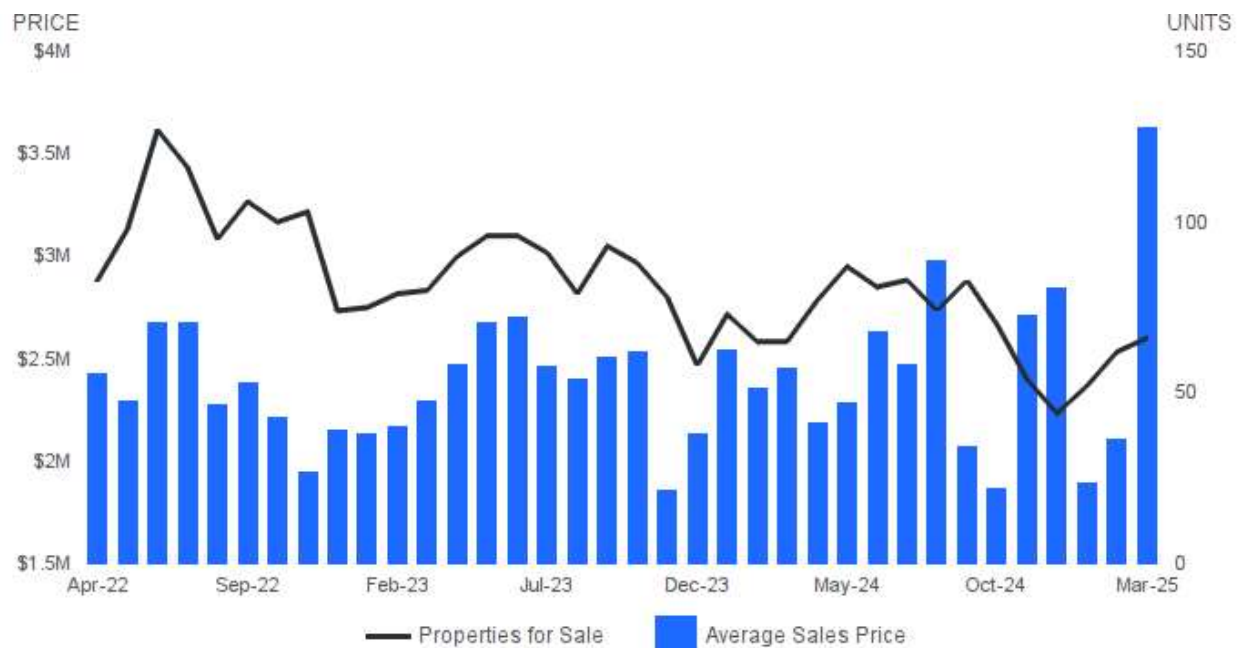


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

March 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.

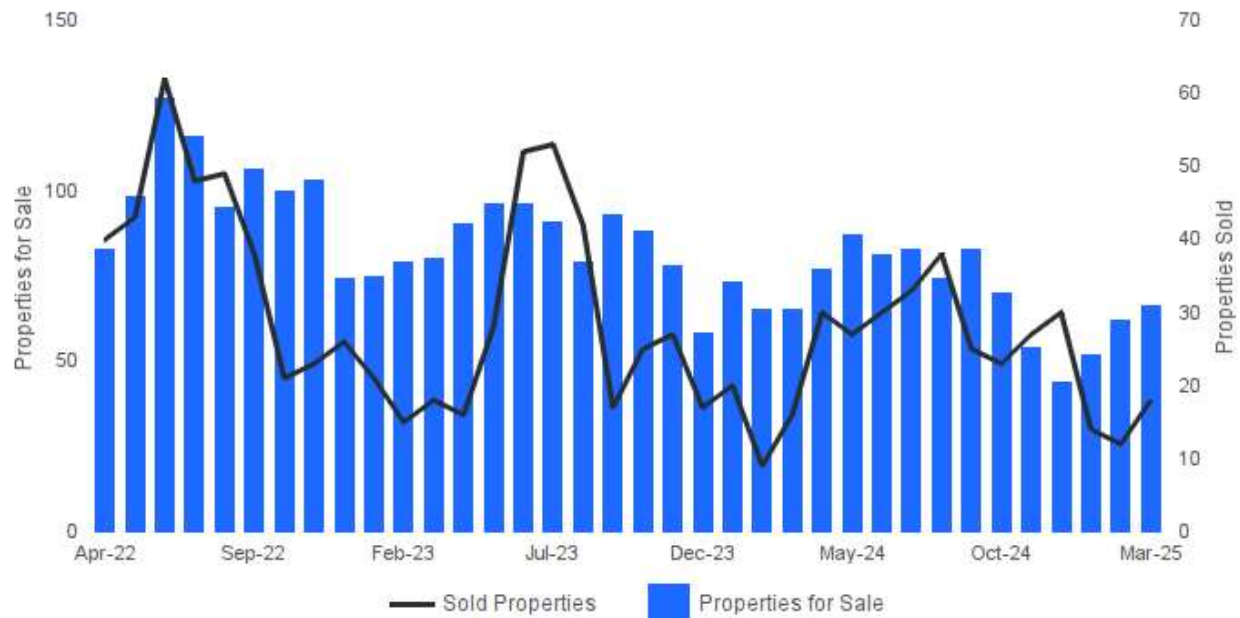


PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2025 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



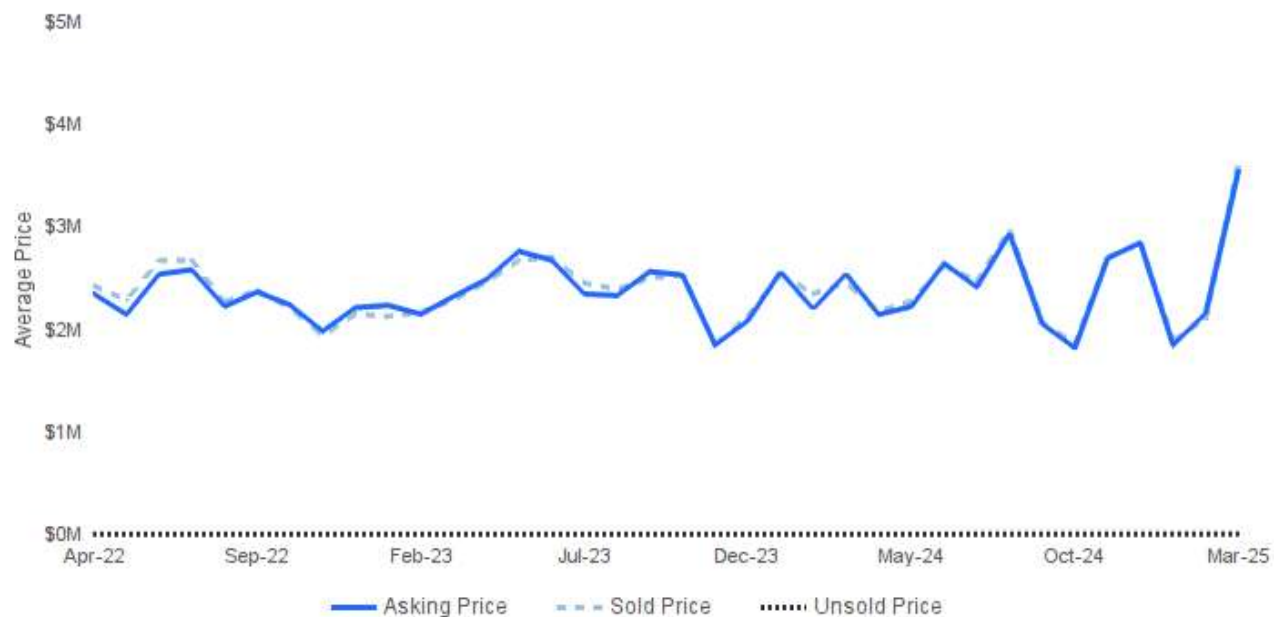
AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2025 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

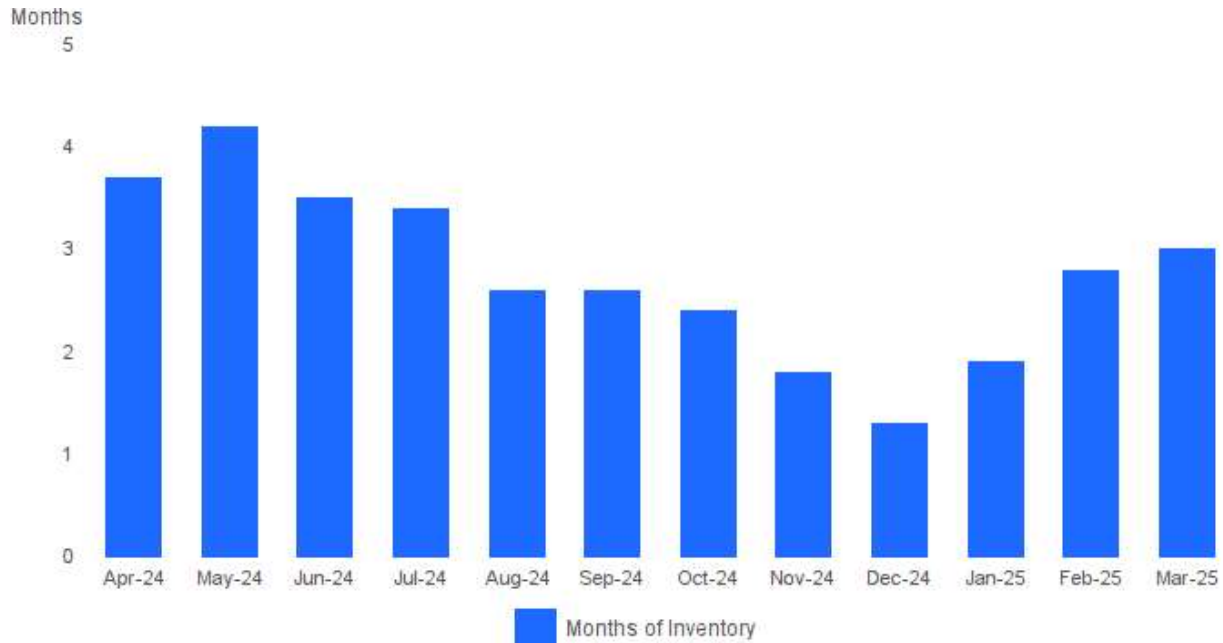
Unsold Price | the average active list price



ABSORPTION RATE

March 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

March 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.

