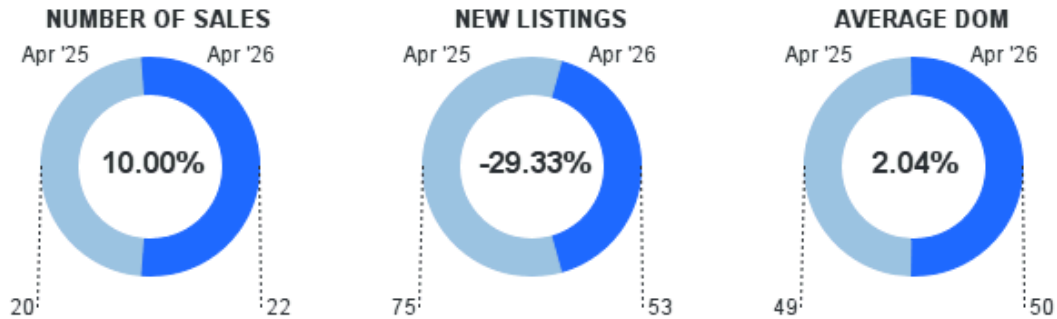


WESTPORT | April 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



-19.58% ↓

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

-8.06% ↓

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

-18.50% ↓

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

-9.07% ↓

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

■ Apr '25 ■ Apr '26

AREA REPORT

WESTPORT

FULL MARKET SUMMARY

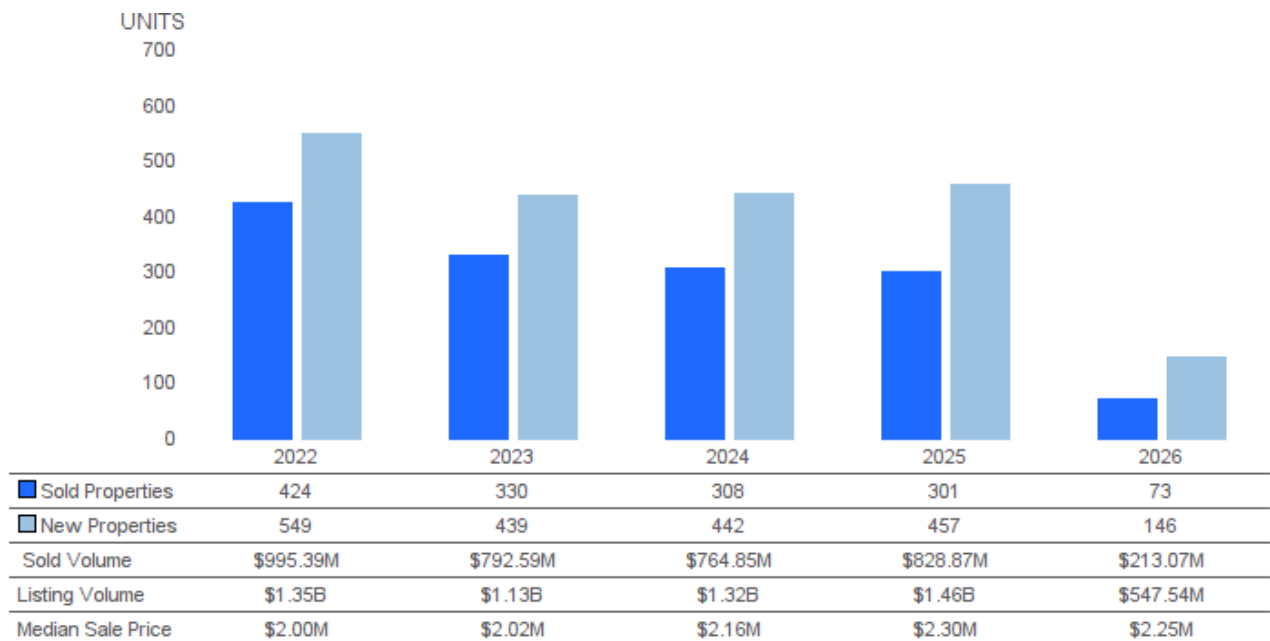
April 2026 | Single Family Homes ?

	Month to Date			Year to Date		
	April 2026	April 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	53	75	-29.33% ↓	146	183	-20.22% ↓
Sold Listings	22	20	10% ↑	73	63	15.87% ↑
Median List Price (Solds)	\$2,281,500	\$2,799,500	-18.5% ↓	\$2,199,000	\$2,485,000	-11.51% ↓
Median Sold Price	\$2,360,000	\$2,934,500	-19.58% ↓	\$2,250,000	\$2,525,000	-10.89% ↓
Median Days on Market	43	16	168.75% ↑	30	15	100% ↑
Average List Price (Solds)	\$2,419,090	\$2,660,400	-9.07% ↓	\$2,980,324	\$2,540,149	17.33% ↑
Average Sold Price	\$2,479,163	\$2,696,550	-8.06% ↓	\$2,918,774	\$2,569,409	13.6% ↑
Average Days on Market	50	49	2.04% ↑	51	44	15.91% ↑
List/Sold Price Ratio	104.2%	102.2%	1.99% ↑	102.6%	102%	0.58% ↑

SOLD AND NEW PROPERTIES (UNITS)

April 2026 | Single Family Homes ?

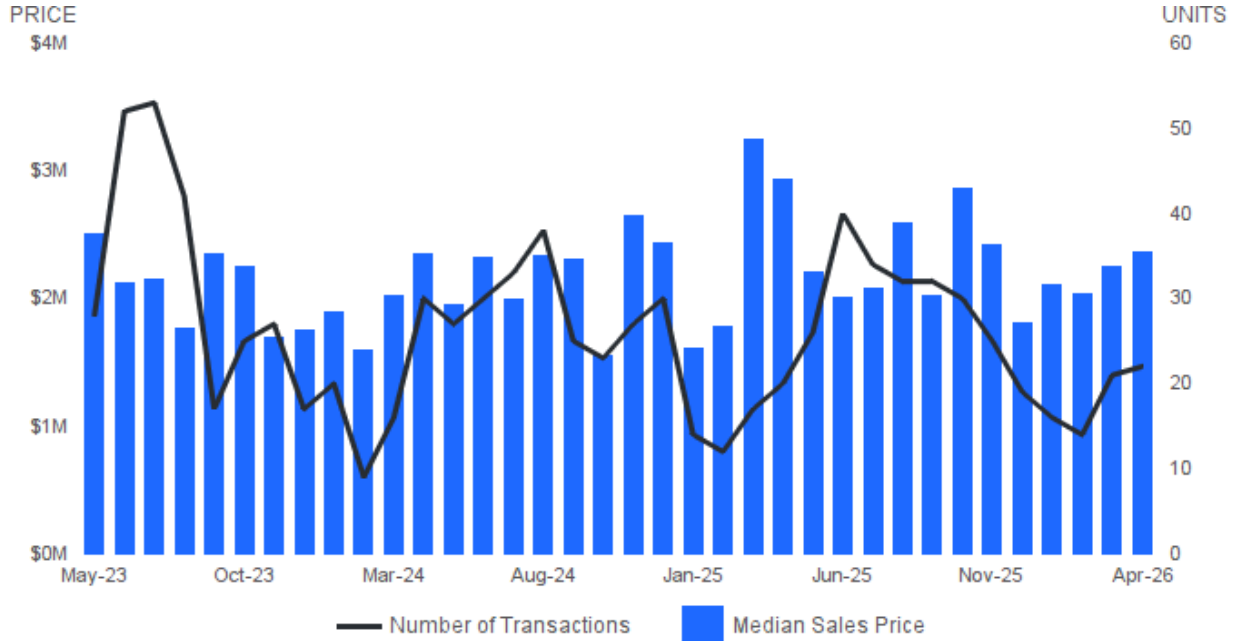
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

April 2026 | 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

April 2026 | Single Family Homes ?

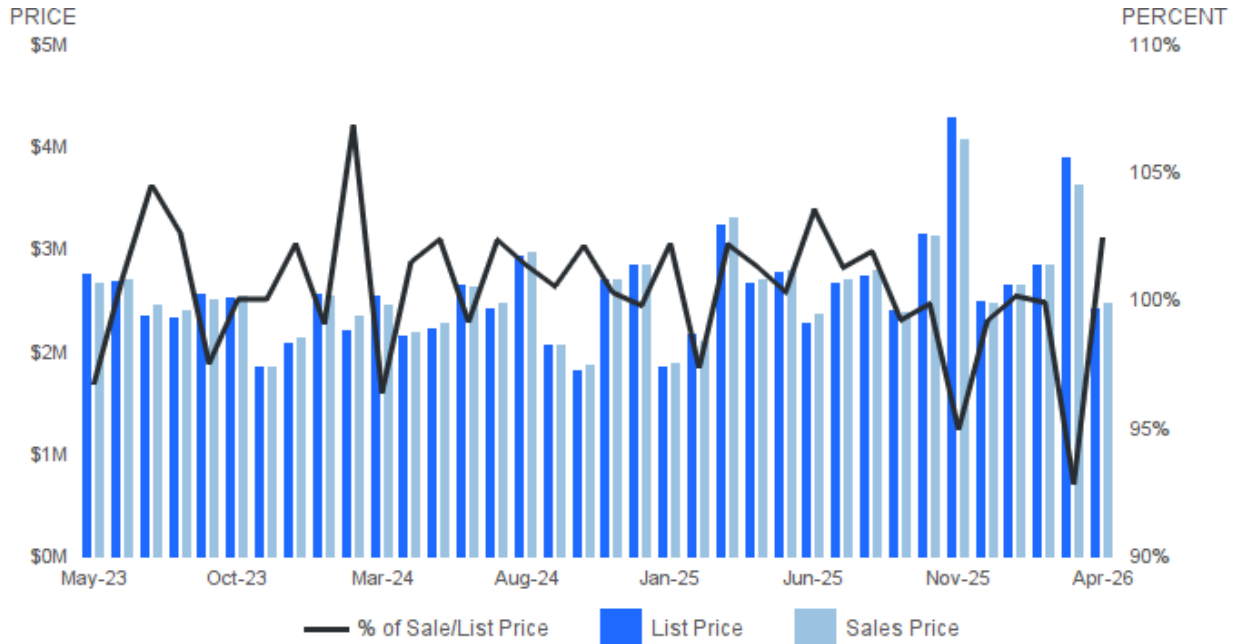
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 2026 | 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

April 2026 | Single Family Homes ?

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

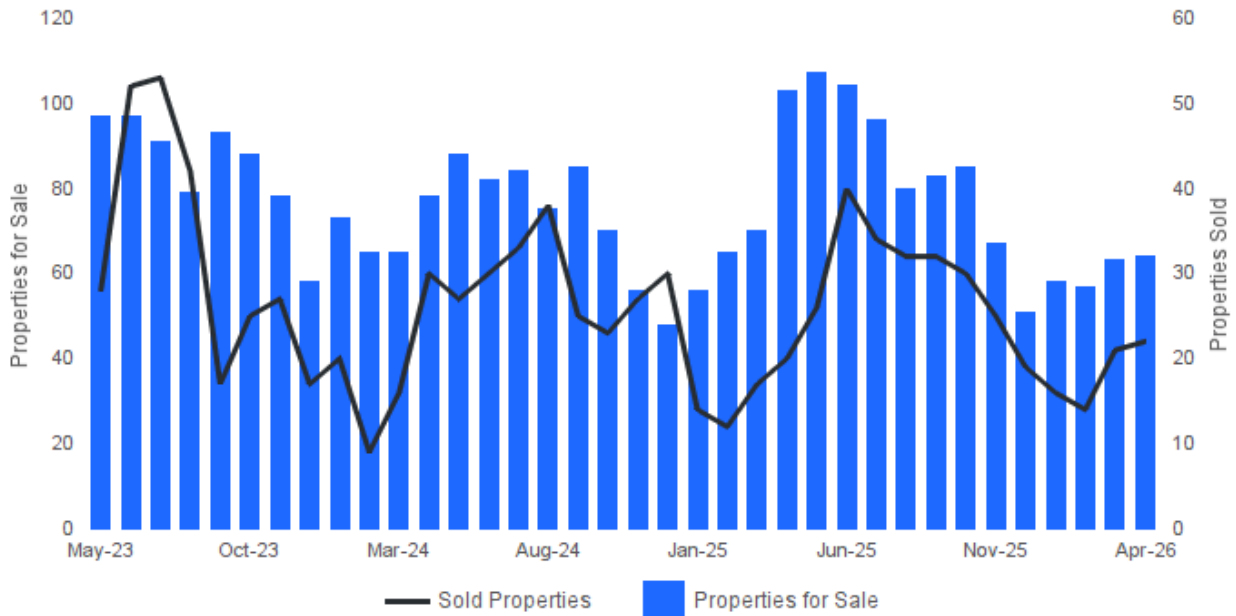
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2026 | Single Family Homes ?

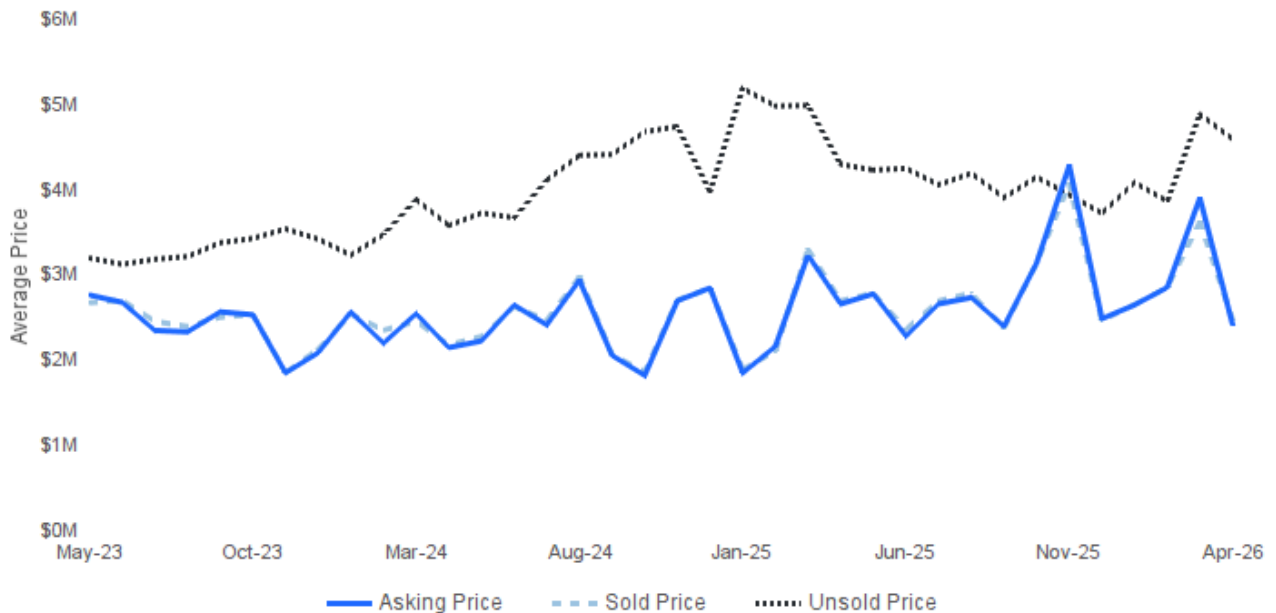
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2026 | Single Family Homes ?

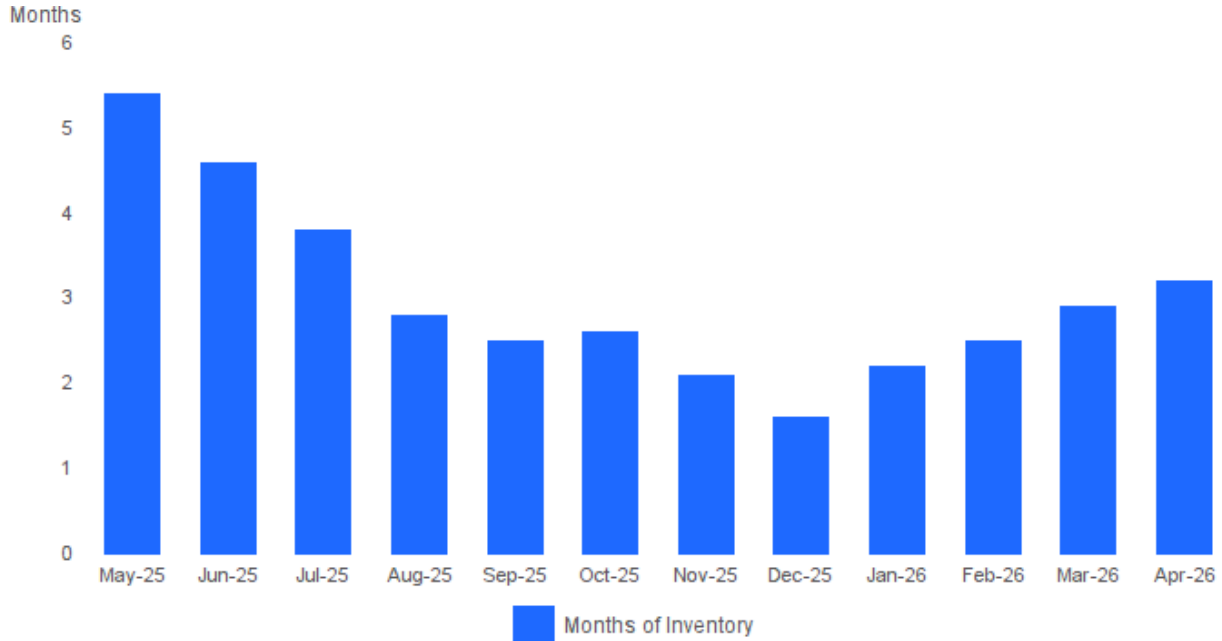
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

April 2026 | 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

April 2026 | 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.

