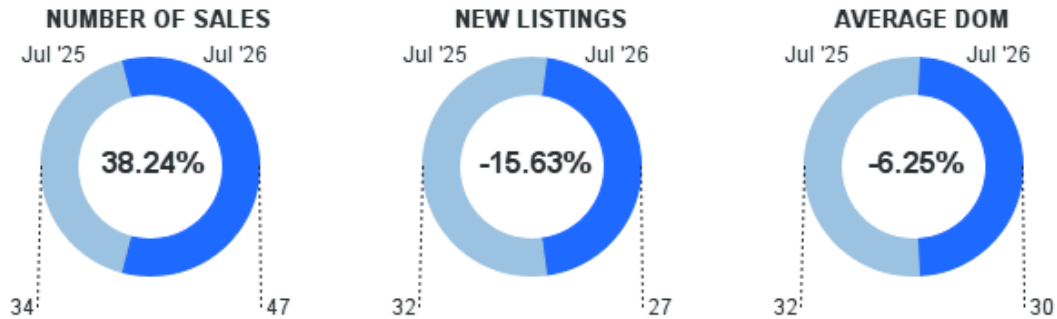


WESTPORT | July 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



27.56% 

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

10.57% 

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

40.39% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

8.20% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

 Jul '25

 Jul '26

AREA REPORT

WESTPORT

FULL MARKET SUMMARY

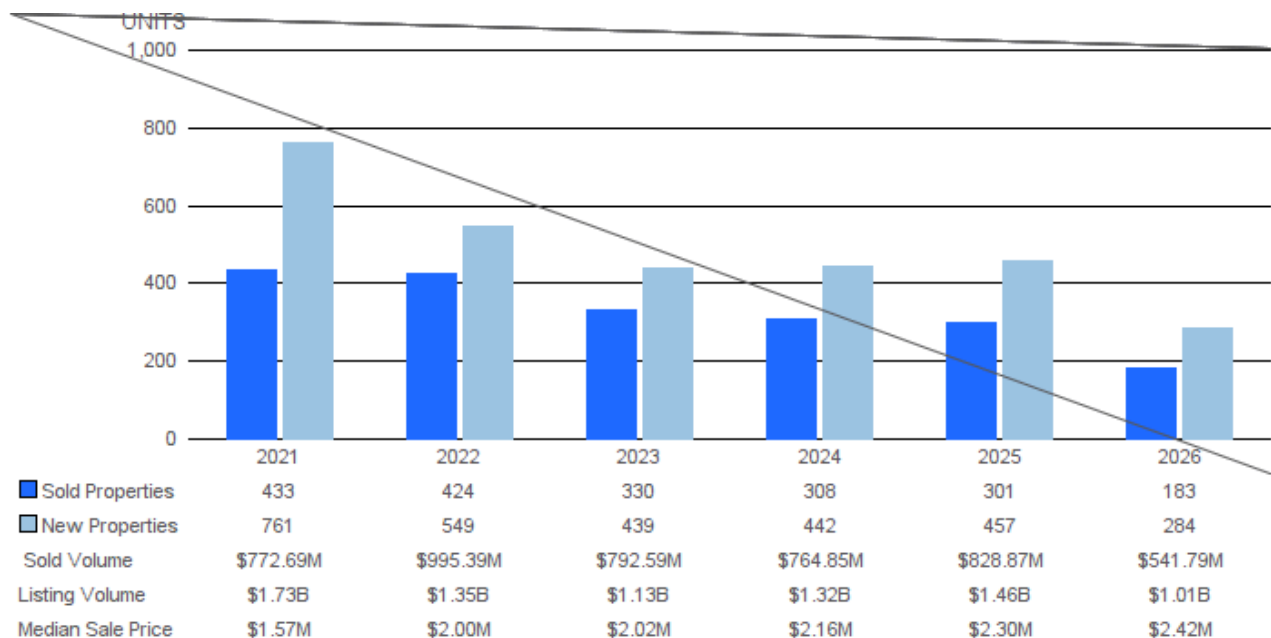
July 2026 | Single Family Homes ?

	Month to Date			Year to Date		
	July 2026	July 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	27	32	-15.63% ↓	284	317	-10.41% ↓
Sold Listings	47	34	38.24% ↑	183	163	12.27% ↑
Median List Price (Solds)	\$2,699,000	\$1,922,500	40.39% ↑	\$2,345,000	\$1,995,000	17.54% ↑
Median Sold Price	\$2,650,000	\$2,077,500	27.56% ↑	\$2,418,000	\$2,200,000	9.91% ↑
Median Days on Market	19	20	-5% ↓	25	14	78.57% ↑
Average List Price (Solds)	\$2,880,297	\$2,661,970	8.2% ↑	\$2,942,538	\$2,540,731	15.81% ↑
Average Sold Price	\$2,981,712	\$2,696,779	10.57% ↑	\$2,960,594	\$2,580,789	14.72% ↑
Average Days on Market	30	32	-6.25% ↓	42	35	20% ↑
List/Sold Price Ratio	105.8%	103.2%	2.58% ↑	103.9%	103.2%	0.72% ↑

SOLD AND NEW PROPERTIES (UNITS)

July 2026 | Single Family Homes ?

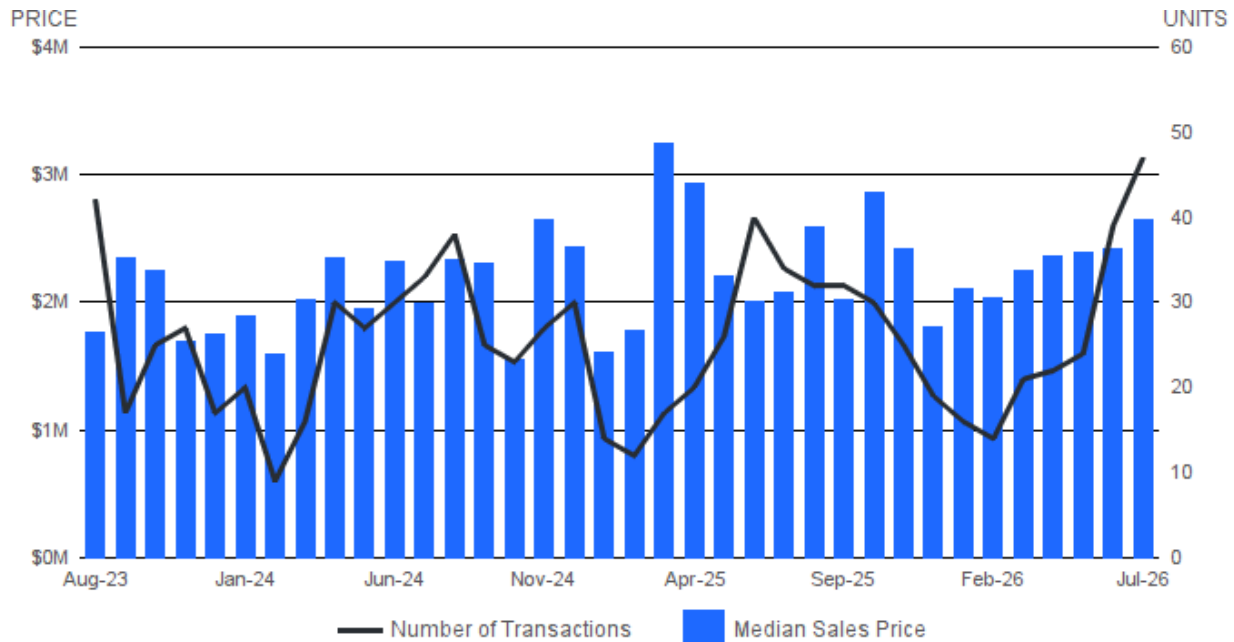
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

July 2026 | Single Family Homes ?

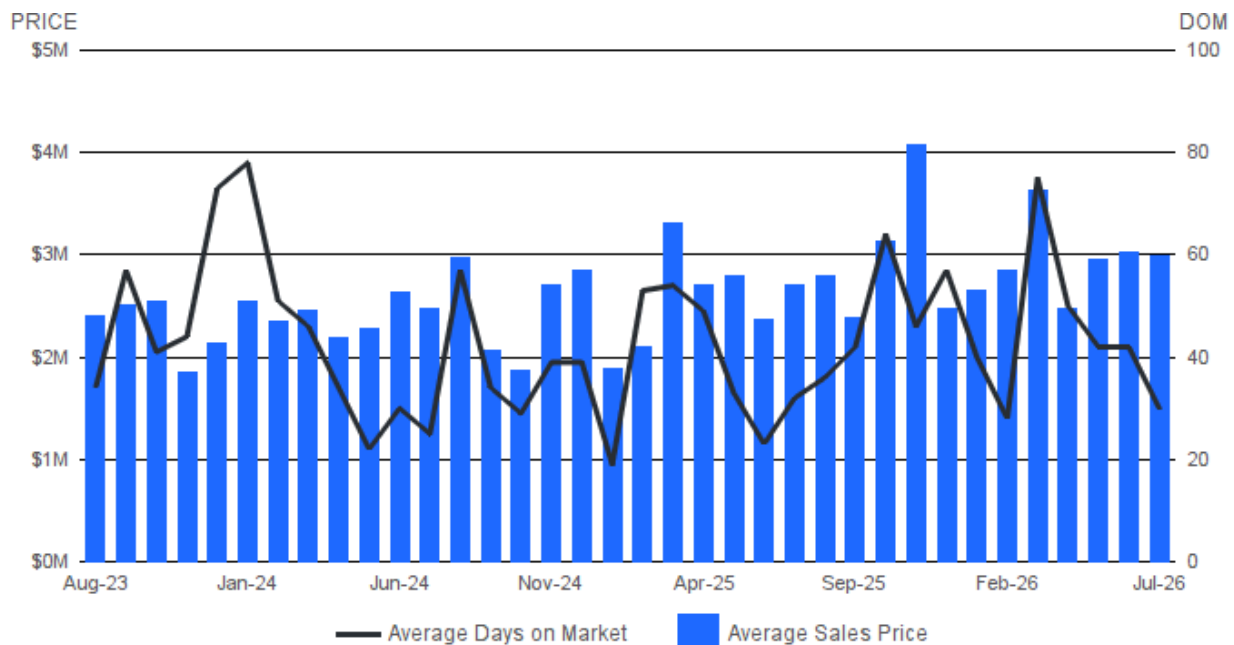
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2026 | Single Family Homes ?

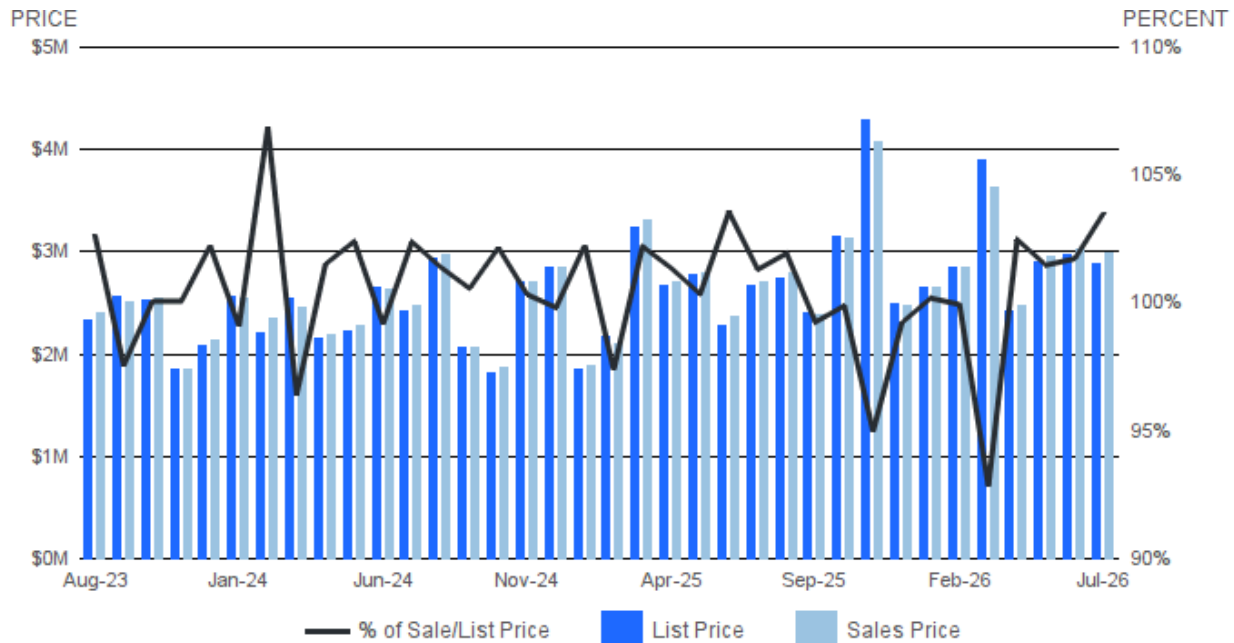
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 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

July 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.

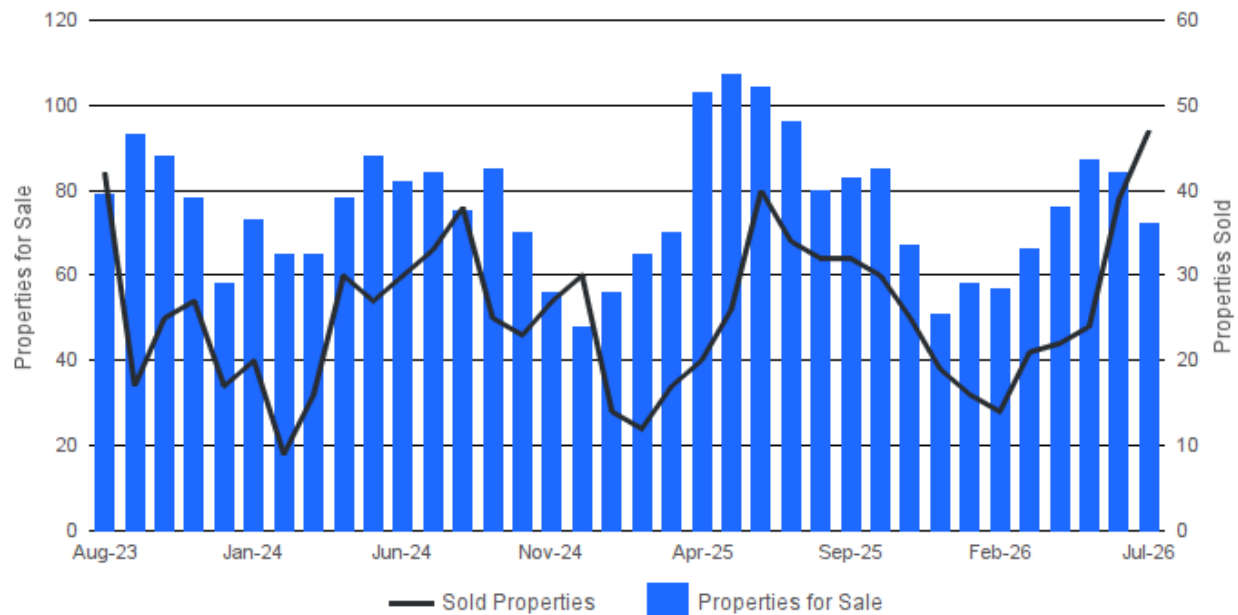


PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2026 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



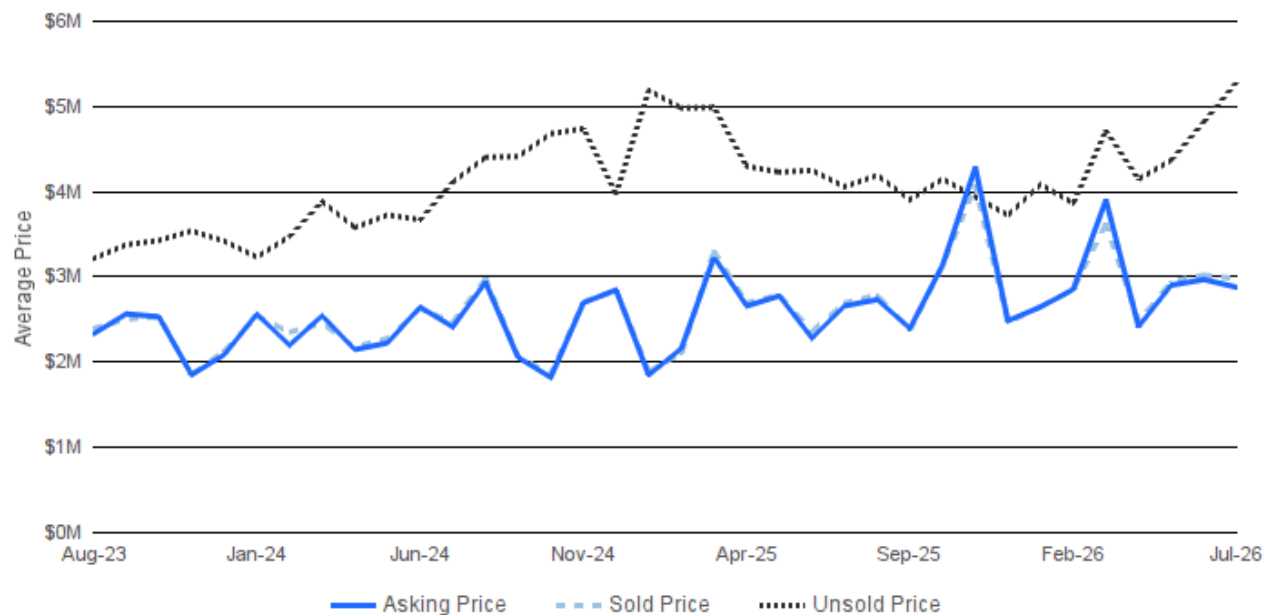
AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2026 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

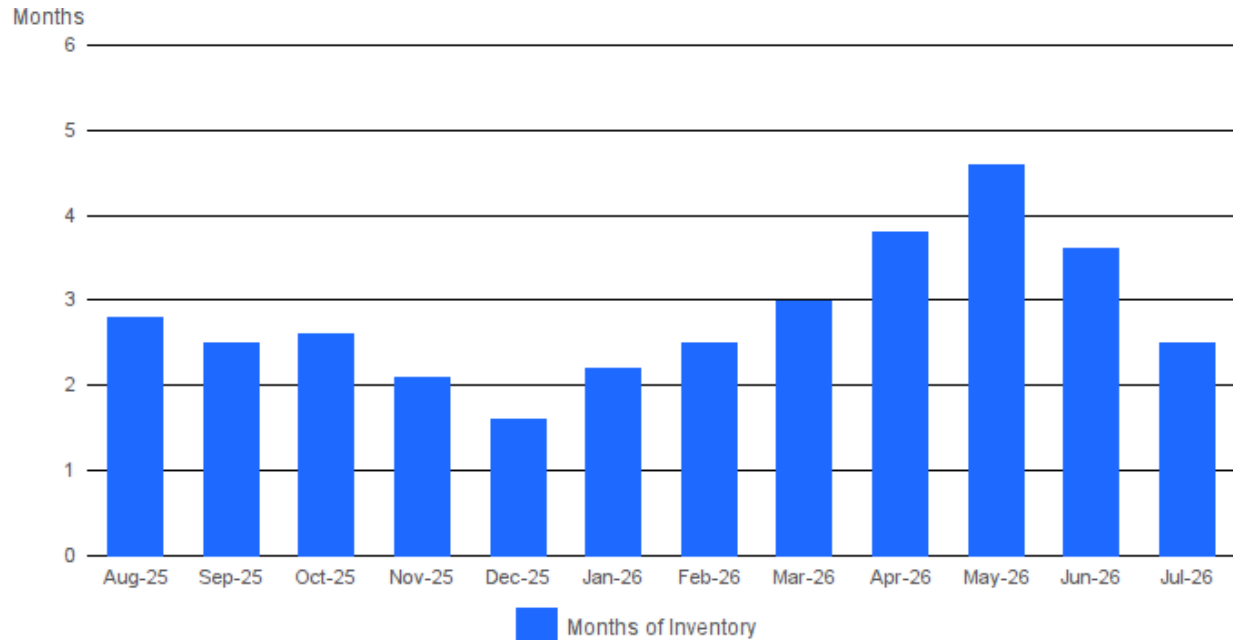
Unsold Price | the average active list price



ABSORPTION RATE

July 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

July 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.

