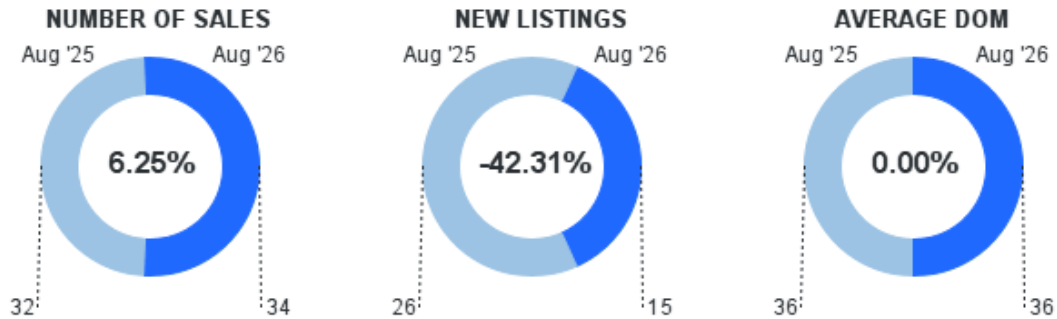


WESTPORT | August 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



2.49% 
MEDIAN SALES PRICE
SINGLE FAMILY HOMES

7.41% 
AVERAGE SALES PRICE
SINGLE FAMILY HOMES

9.11% 
**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

6.32% 
**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

 Aug '25  Aug '26

AREA REPORT

WESTPORT

FULL MARKET SUMMARY

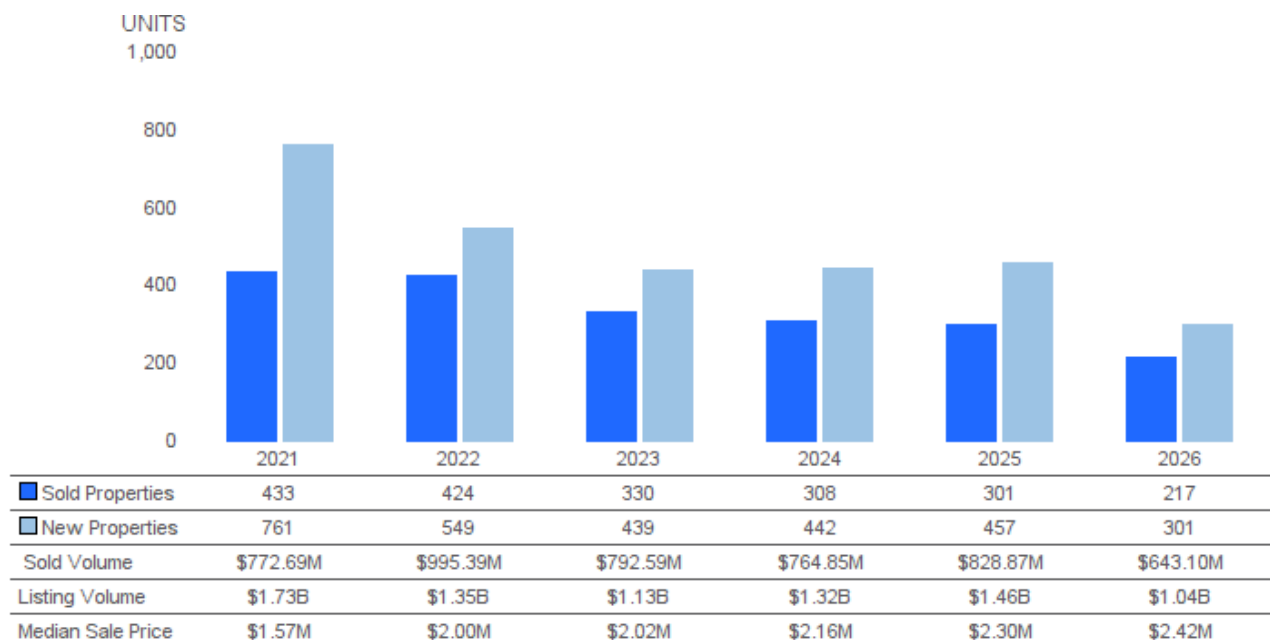
August 2026 | Single Family Homes ?

	Month to Date			Year to Date		
	August 2026	August 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	15	26	-42.31% ↓	301	343	-12.24% ↓
Sold Listings	34	32	6.25% ↑	217	195	11.28% ↑
Median List Price (Solds)	\$2,699,500	\$2,474,000	9.11% ↑	\$2,350,000	\$2,200,000	6.82% ↑
Median Sold Price	\$2,660,000	\$2,595,500	2.49% ↑	\$2,425,000	\$2,290,000	5.9% ↑
Median Days on Market	19	21	-9.52% ↓	23	15	53.33% ↑
Average List Price (Solds)	\$2,908,673	\$2,735,780	6.32% ↑	\$2,937,232	\$2,572,739	14.17% ↑
Average Sold Price	\$2,995,459	\$2,788,756	7.41% ↑	\$2,963,605	\$2,614,917	13.33% ↑
Average Days on Market	36	36	0%	41	35	17.14% ↑
List/Sold Price Ratio	103.4%	103%	0.37% ↑	103.7%	103.1%	0.57% ↑

SOLD AND NEW PROPERTIES (UNITS)

August 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

August 2026 | Single Family Homes ?

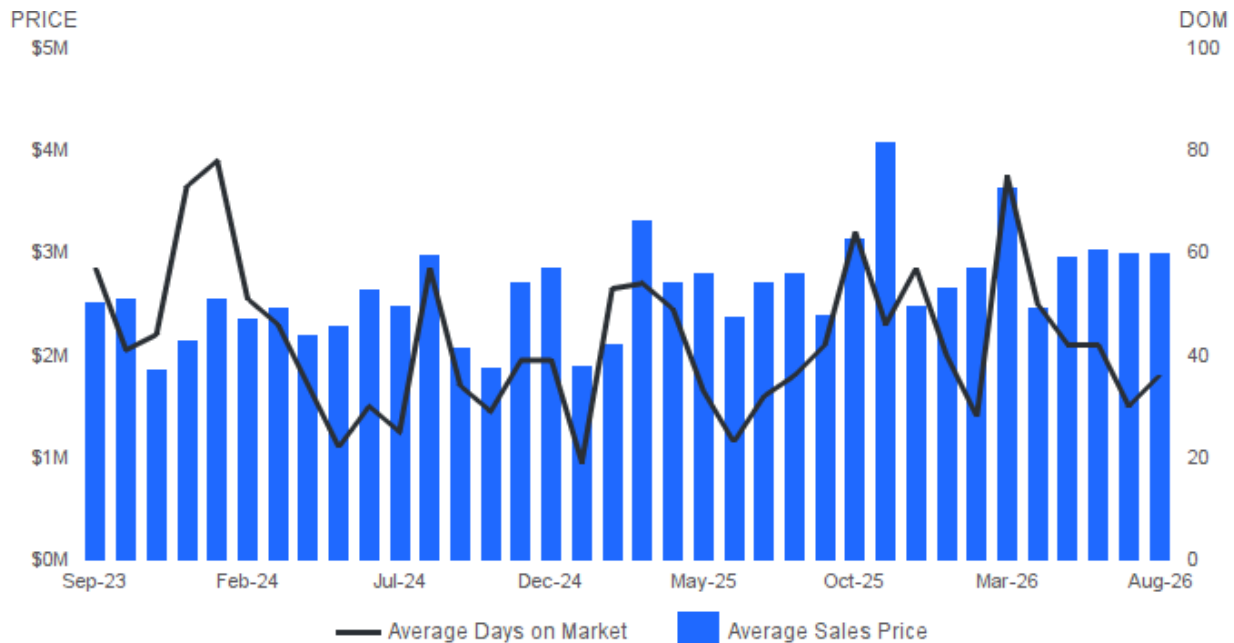
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 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

August 2026 | Single Family Homes ?

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

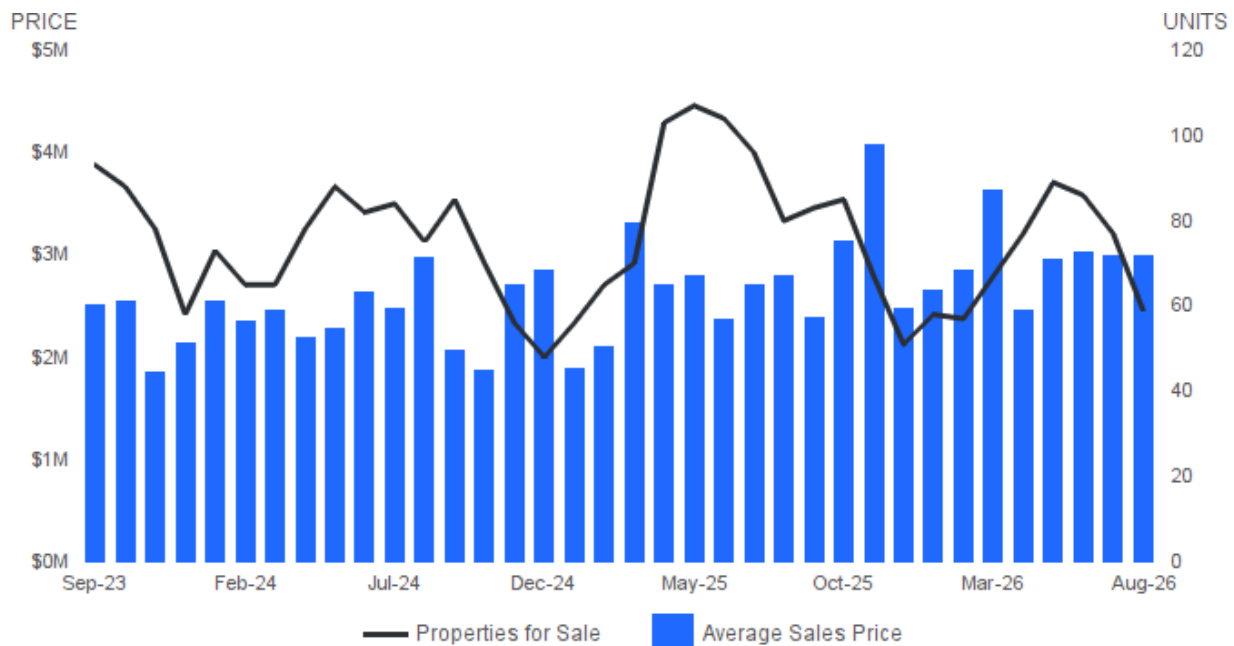


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 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.

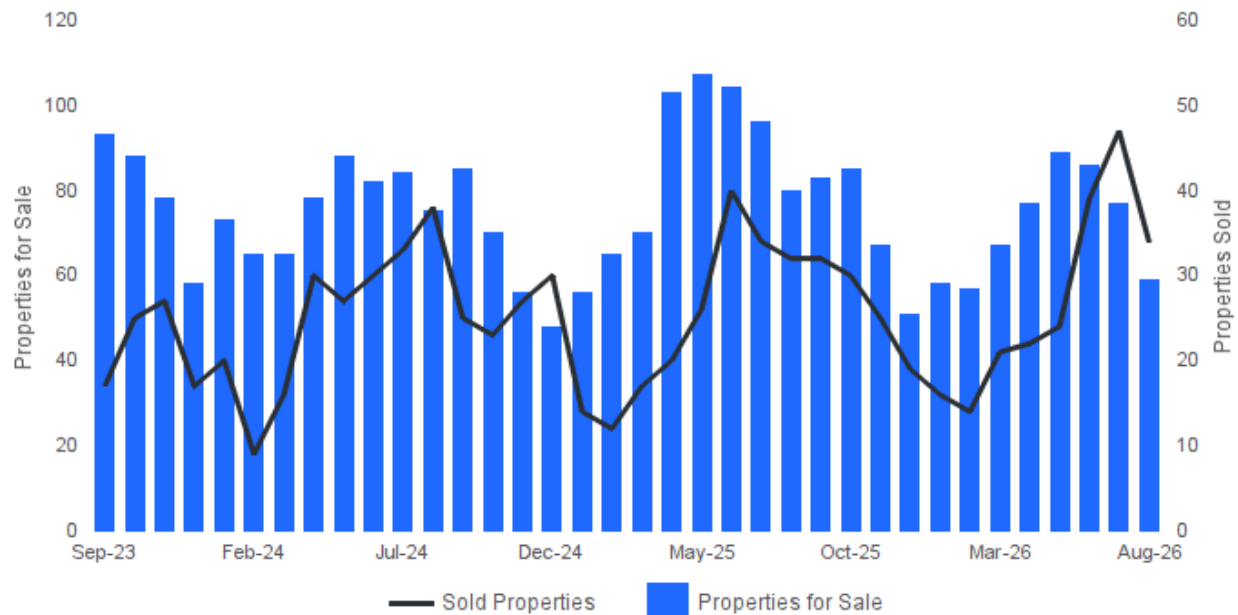


PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2026 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



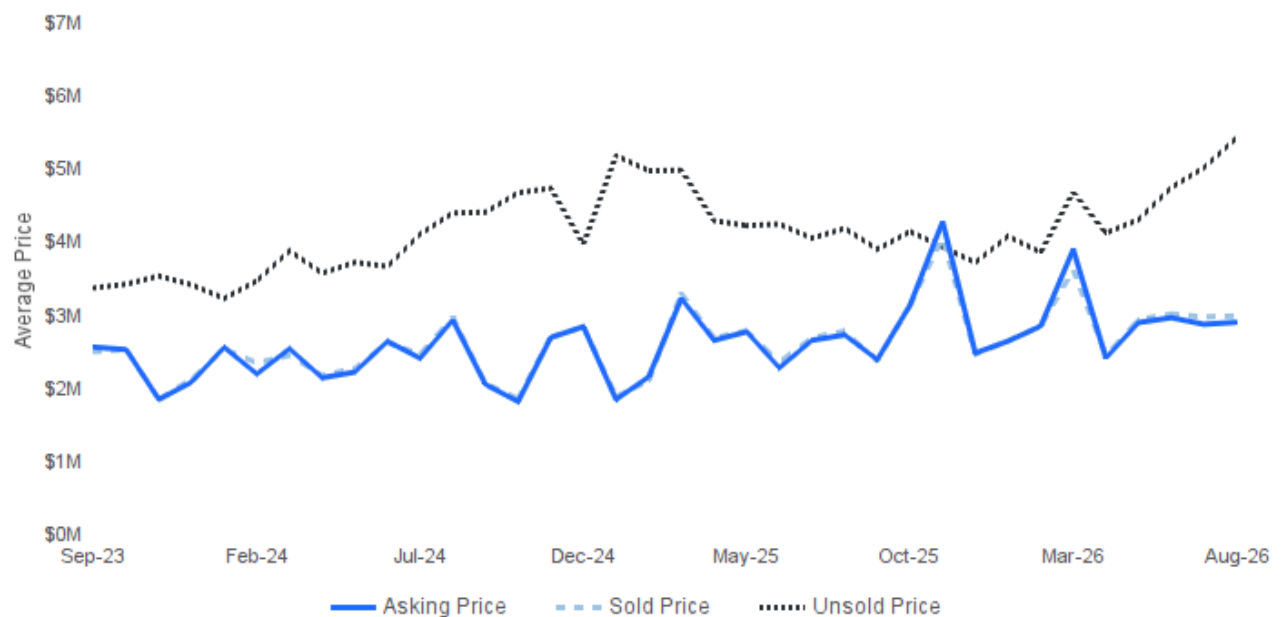
AVERAGE ASKING/SOLD/UNSOLD PRICE

August 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

August 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

August 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.

