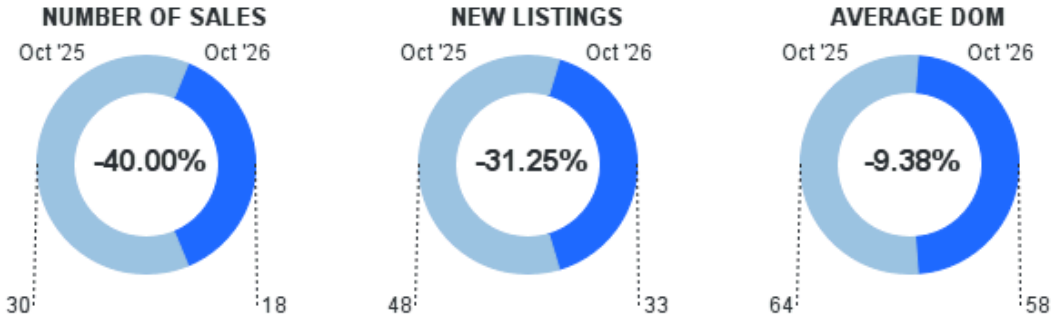
WESTPORT | October 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



-11.70%

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

-15.34%

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

-17.05%

MEDIAN LIST PRICE (SOLD LISTINGS)
SINGLE FAMILY HOMES

-16.57%

AVERAGE LIST PRICE (SOLD LISTINGS)
SINGLE FAMILY HOMES

Oct '25 Oct '26

AREA REPORT

WESTPORT

FULL MARKET SUMMARY

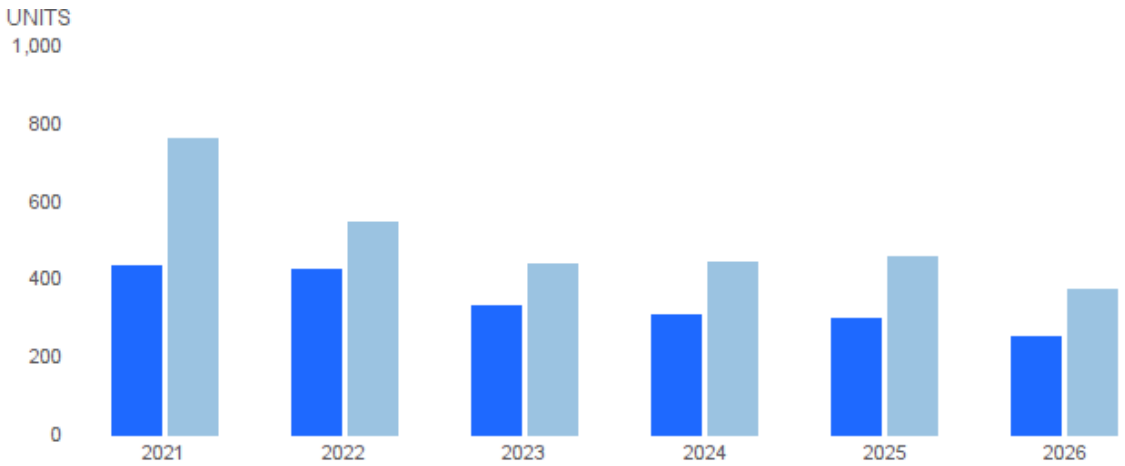
October 2026 | Single Family Homes

	Month to Date			Year to Date		
	October 2026	October 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	33	48	-31.25%	376	427	-11.94%
Sold Listings	18	30	-40%	251	257	-2.33%
Median List Price (Solds)	$2,360,000	$2,845,000	-17.05%	$2,345,000	$2,265,000	3.53%
Median Sold Price	$2,527,500	$2,862,500	-11.7%	$2,400,000	$2,300,000	4.35%
Median Days on Market	27	46	-41.3%	23	19	21.05%
Average List Price (Solds)	$2,621,111	$3,141,850	-16.57%	$2,857,925	$2,617,352	9.19%
Average Sold Price	$2,657,000	$3,138,302	-15.34%	$2,882,731	$2,646,697	8.92%
Average Days on Market	58	64	-9.38%	42	39	7.69%
List/Sold Price Ratio	103.3%	99.9%	3.4%	103.6%	102.4%	1.12%

SOLD AND NEW PROPERTIES (UNITS)

October 2026 | Single Family Homes

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

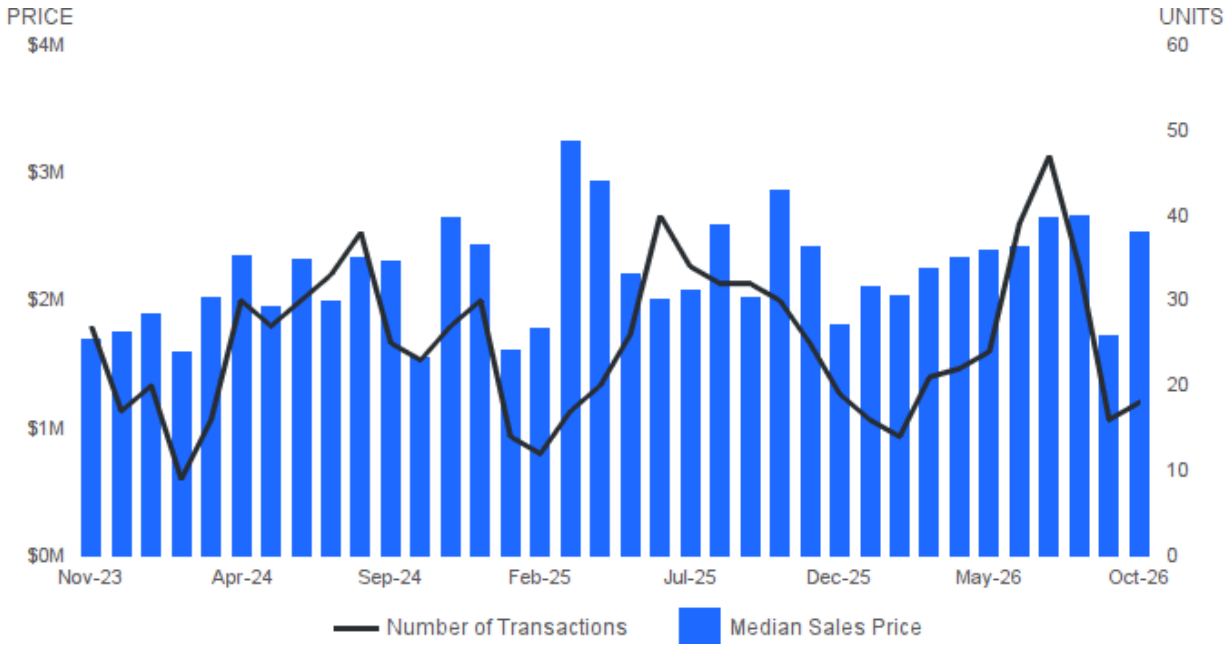


	2021	2022	2023	2024	2025	2026
Sold Properties	433	424	330	308	301	251
New Properties	761	549	439	442	457	376
Sold Volume	$772.69M	$995.39M	$792.59M	$764.85M	$828.87M	$723.57M
Listing Volume	$1.73B	$1.35B	$1.13B	$1.32B	$1.46B	$1.33B
Median Sale Price	$1.57M	$2.00M	$2.02M	$2.16M	$2.30M	$2.40M

MEDIAN SALES PRICE AND NUMBER OF SALES

October 2026 | Single Family Homes

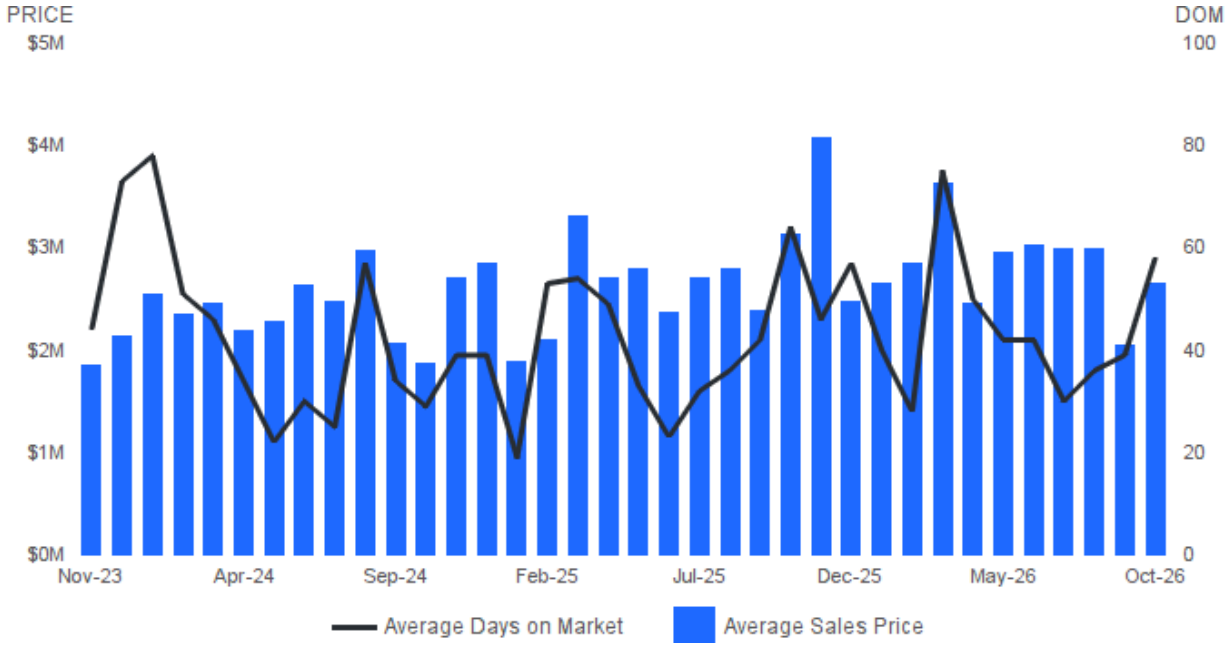
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2026 | Single Family Homes

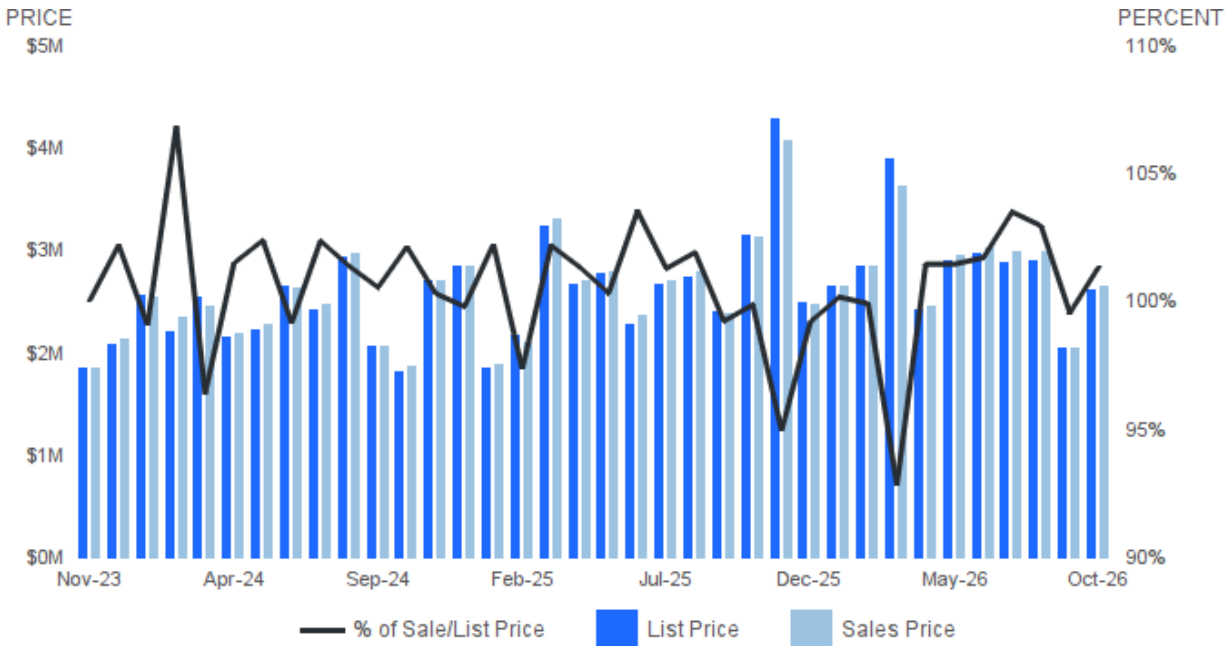
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2026 | Single Family Homes

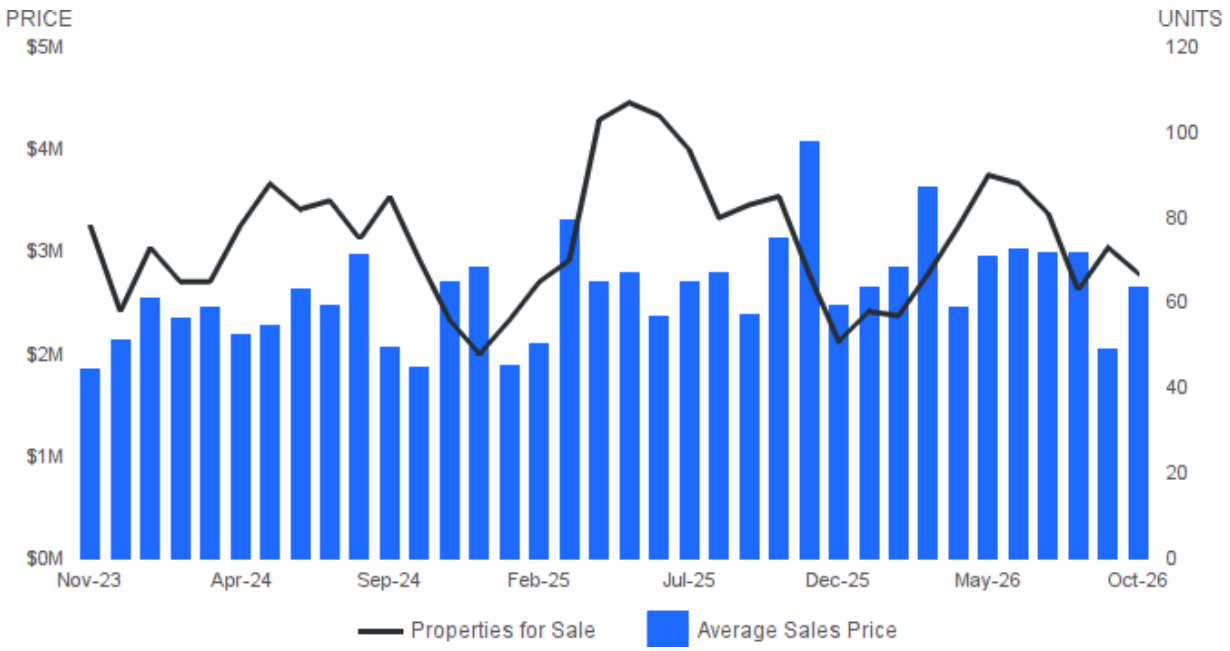
Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.



AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

October 2026 | Single Family Homes

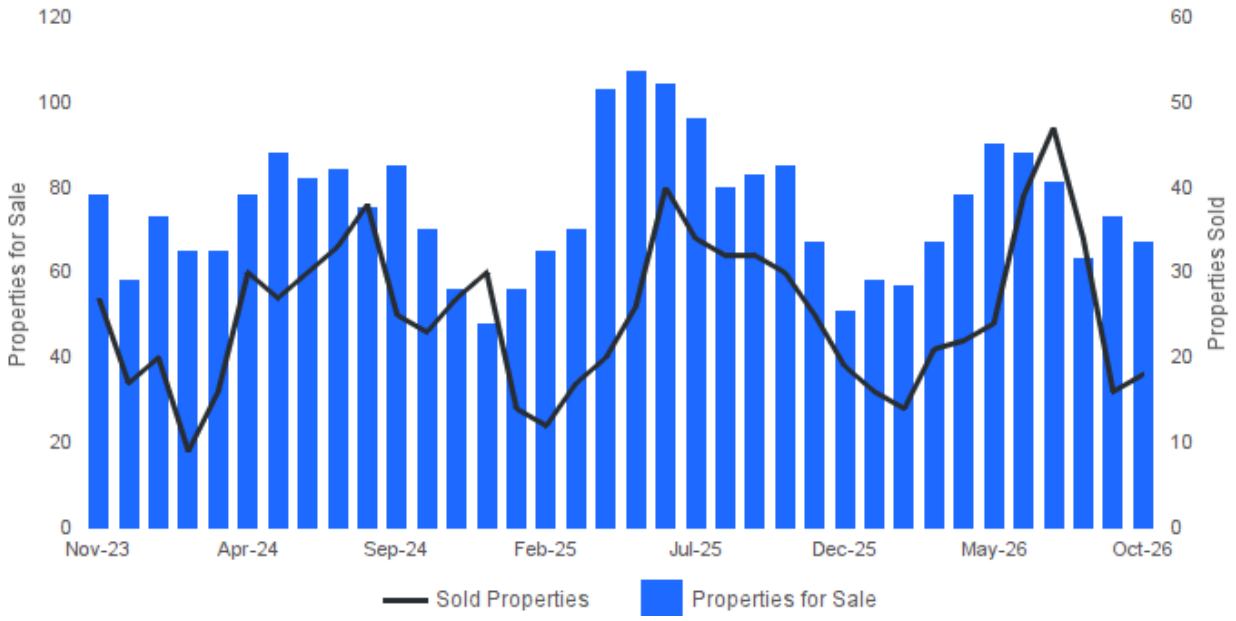
Average Sales Price | Average sales price for all properties sold.
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2026 | Single Family Homes

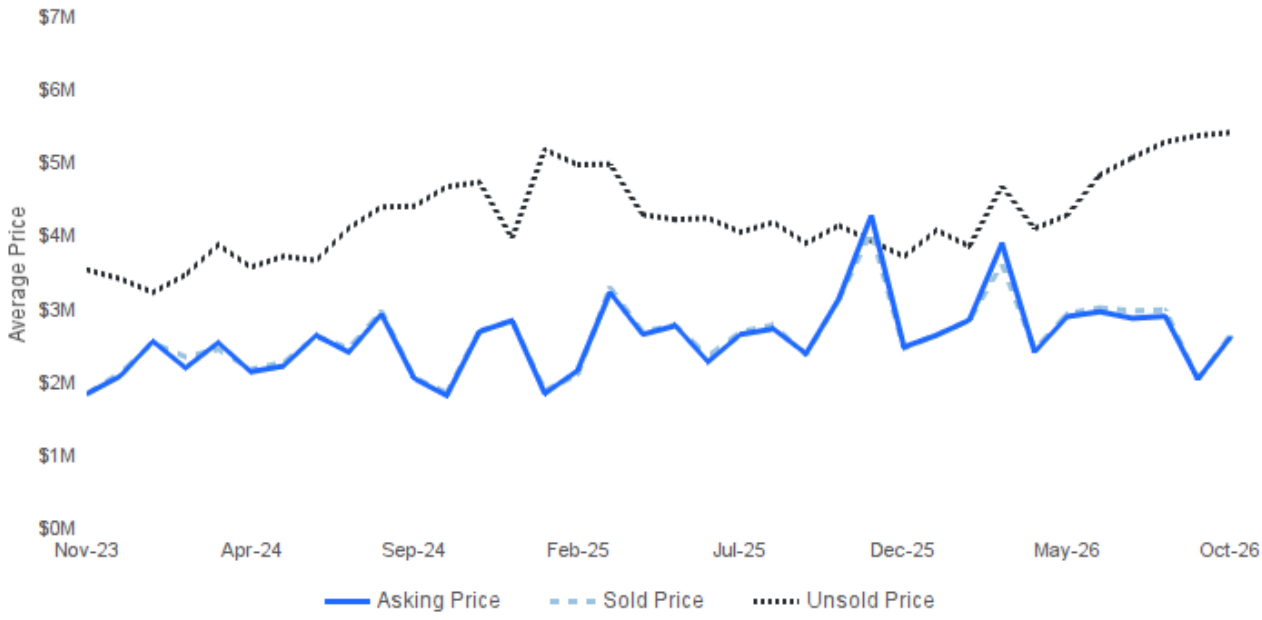
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2026 | Single Family Homes

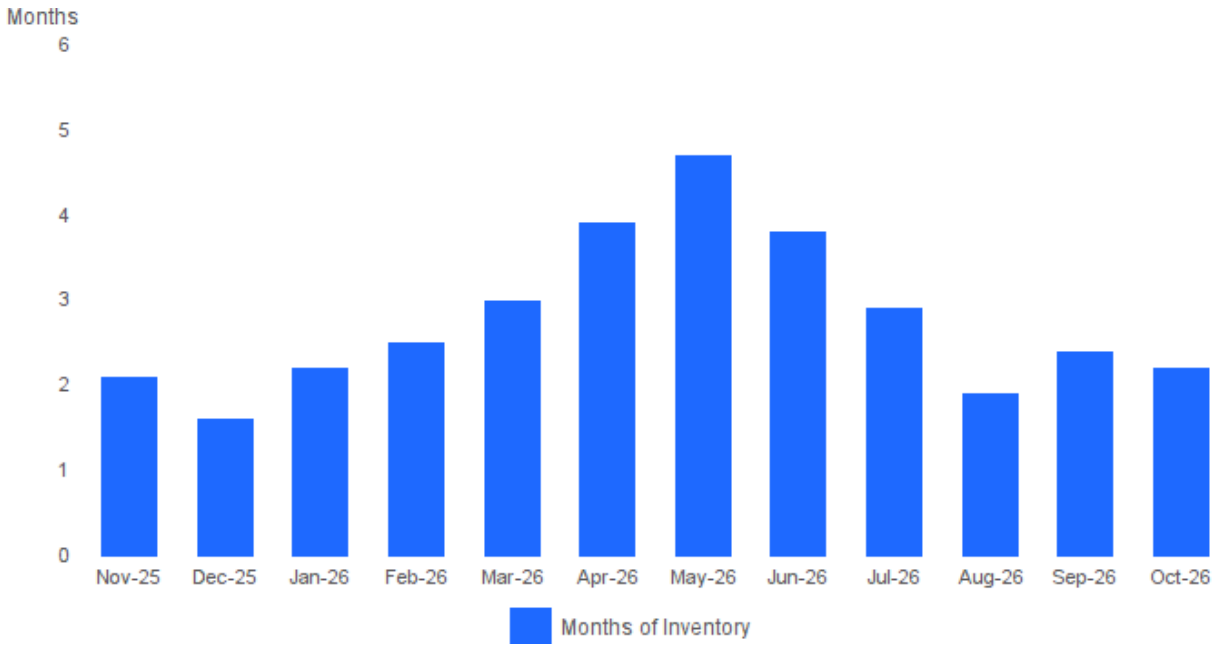
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

October 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

October 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.

