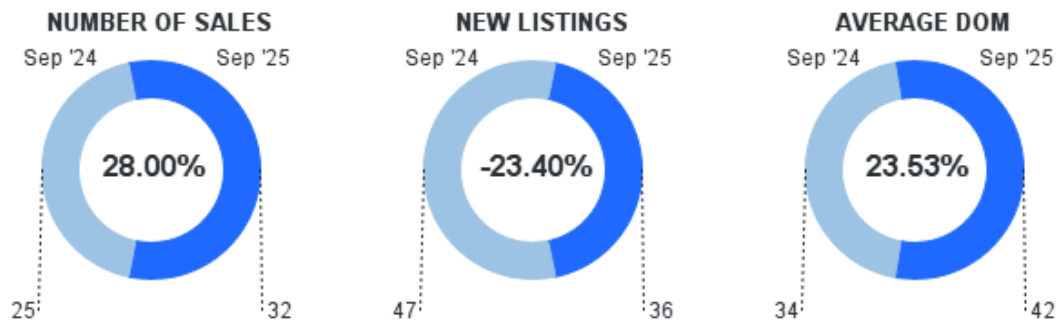


WESTPORT | September 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



-12.39% ↓

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

15.03% ↑

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

6.49% ↑

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

16.56% ↑

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

■ Sep '24 ■ Sep '25

AREA REPORT

WESTPORT

FULL MARKET SUMMARY

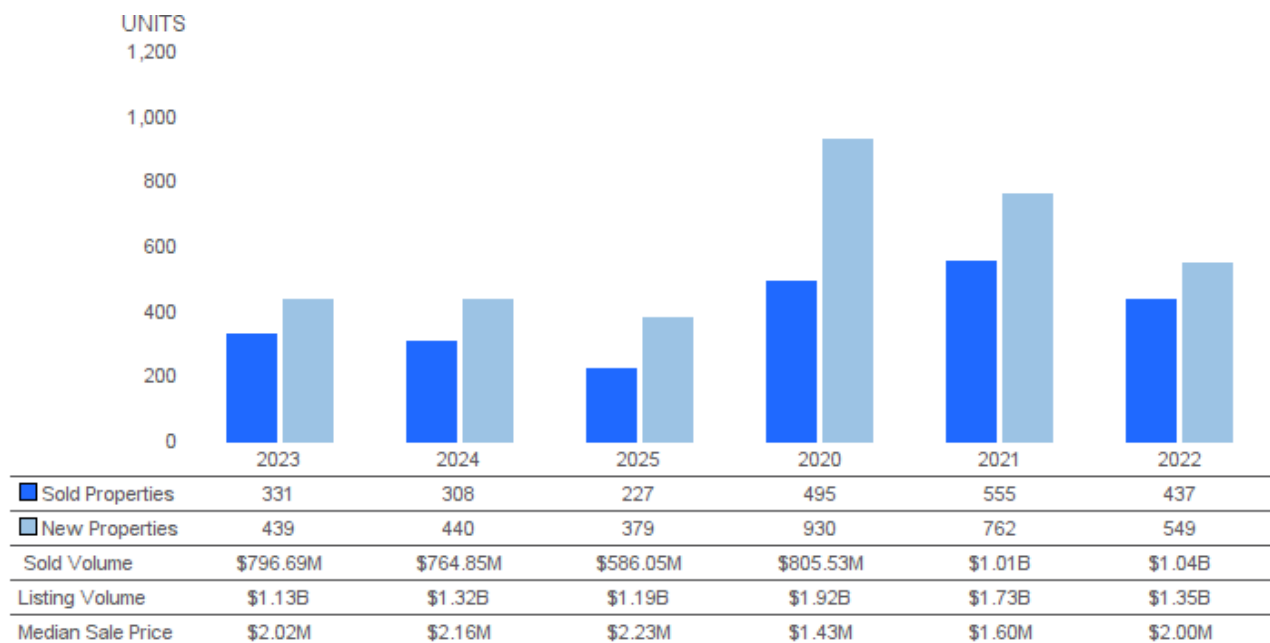
September 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	September 2025	September 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	36	47	-23.4% ↓	379	379	0%
Sold Listings	32	25	28% ↑	227	228	-0.44% ↓
Median List Price (Solds)	\$2,124,500	\$1,995,000	6.49% ↑	\$2,200,000	\$2,043,999	7.63% ↑
Median Sold Price	\$2,015,000	\$2,300,000	-12.39% ↓	\$2,225,000	\$2,162,500	2.89% ↑
Median Days on Market	30	20	50% ↑	17	20	-15% ↓
Average List Price (Solds)	\$2,397,500	\$2,056,960	16.56% ↑	\$2,548,036	\$2,450,192	3.99% ↑
Average Sold Price	\$2,379,482	\$2,068,620	15.03% ↑	\$2,581,728	\$2,472,099	4.43% ↑
Average Days on Market	42	34	23.53% ↑	36	40	-10% ↓
List/Sold Price Ratio	100.2%	102.7%	-2.4% ↓	102.7%	102.3%	0.39% ↑

SOLD AND NEW PROPERTIES (UNITS)

September 2025 | Single Family Homes ?

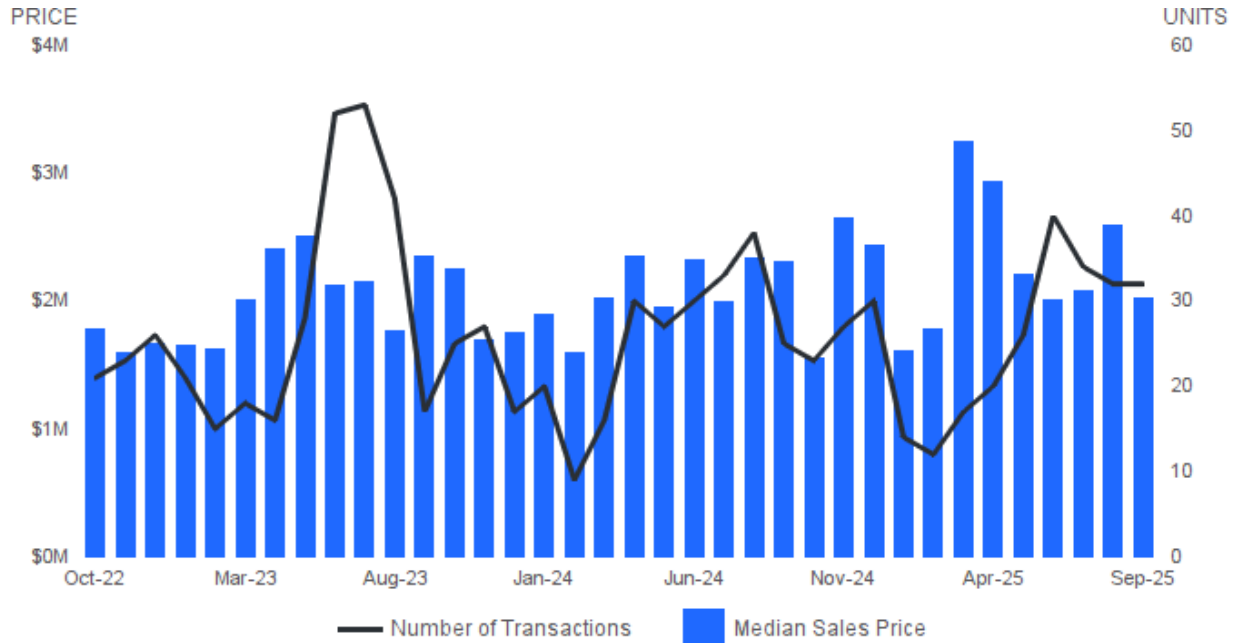
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

September 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

September 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

September 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

September 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.

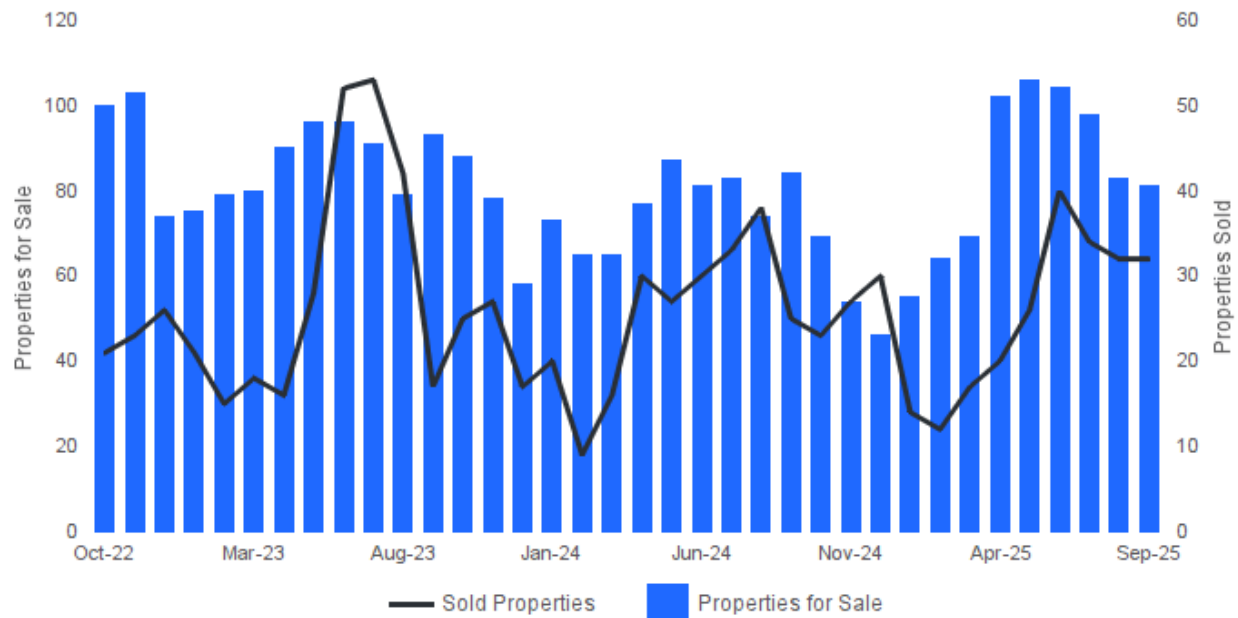


PROPERTIES FOR SALE AND SOLD PROPERTIES

September 2025 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



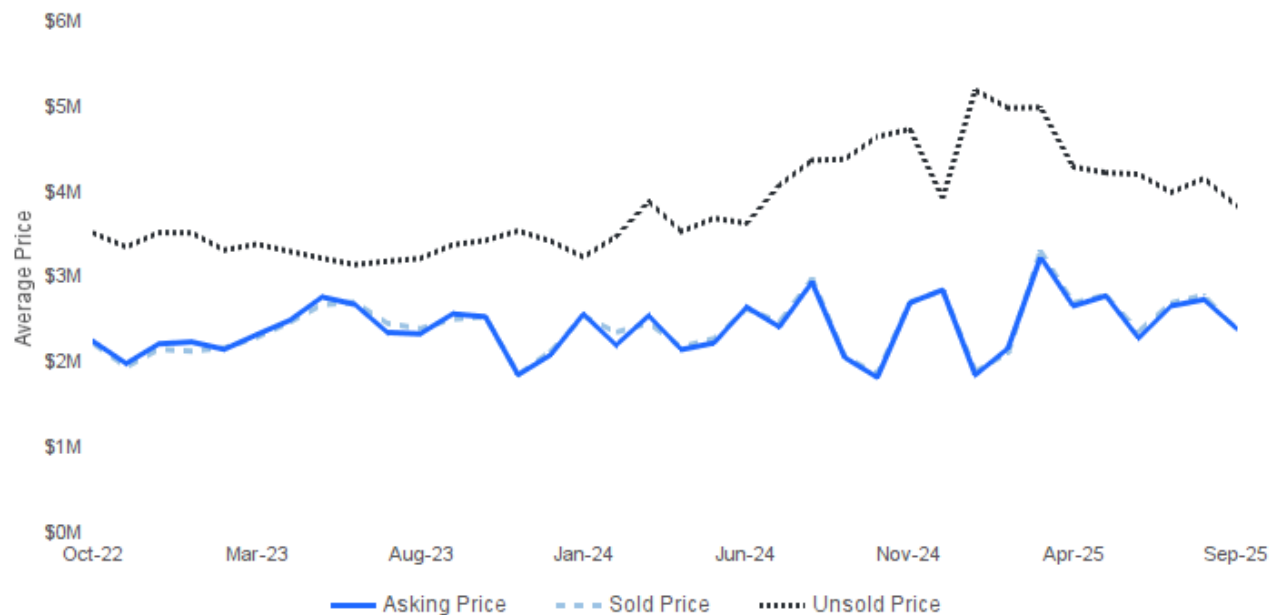
AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2025 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

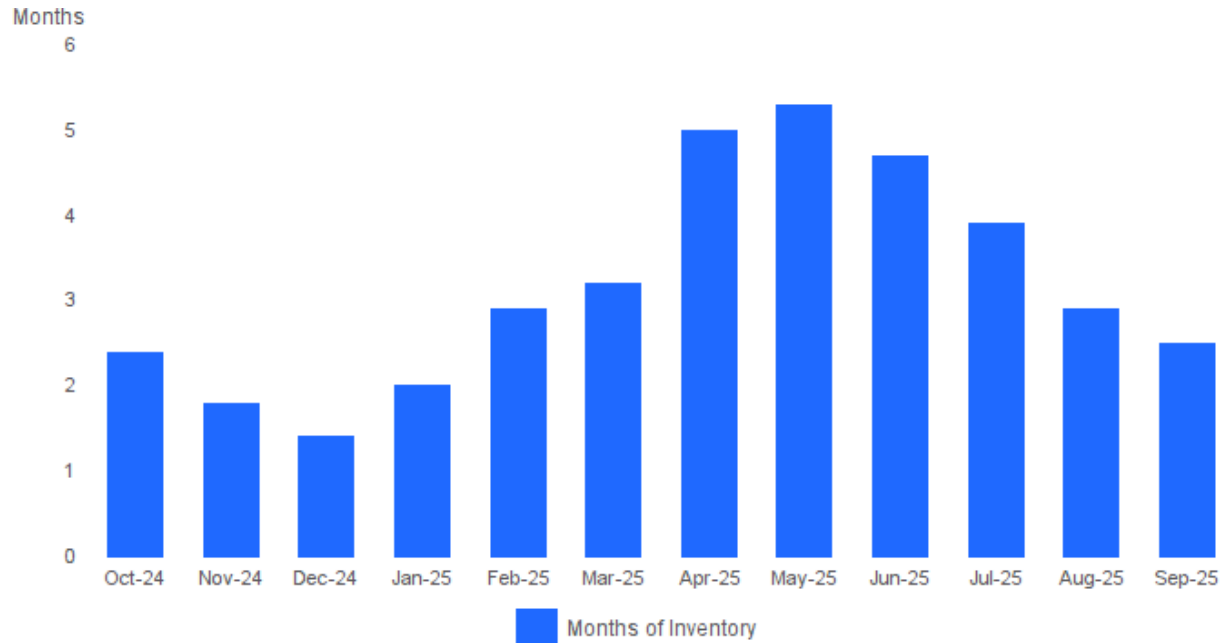
Unsold Price | the average active list price



ABSORPTION RATE

September 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

September 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.

