

WESTPORT | July 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



3.88% ↑

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

9.02% ↑

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

-7.93% ↓

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

10.19% ↑

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

Jul '24

Jul '25

AREA REPORT

WESTPORT

FULL MARKET SUMMARY

July 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	July 2025	July 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	30	36	-16.67% ↓	313	303	3.3% ↑
Sold Listings	34	33	3.03% ↑	163	165	-1.21% ↓
Median List Price (Solds)	\$1,922,500	\$2,088,000	-7.93% ↓	\$1,995,000	\$1,999,999	-0.25% ↓
Median Sold Price	\$2,077,500	\$2,000,000	3.88% ↑	\$2,200,000	\$2,050,000	7.32% ↑
Median Days on Market	20	15	33.33% ↑	14	19	-26.32% ↓
Average List Price (Solds)	\$2,661,970	\$2,415,906	10.19% ↑	\$2,540,731	\$2,397,362	5.98% ↑
Average Sold Price	\$2,696,779	\$2,473,675	9.02% ↑	\$2,580,789	\$2,416,361	6.8% ↑
Average Days on Market	32	25	28% ↑	35	37	-5.41% ↓
List/Sold Price Ratio	103.2%	103.3%	-0.15% ↓	103.2%	102.3%	0.88% ↑

SOLD AND NEW PROPERTIES (UNITS)

July 2025 | Single Family Homes ?

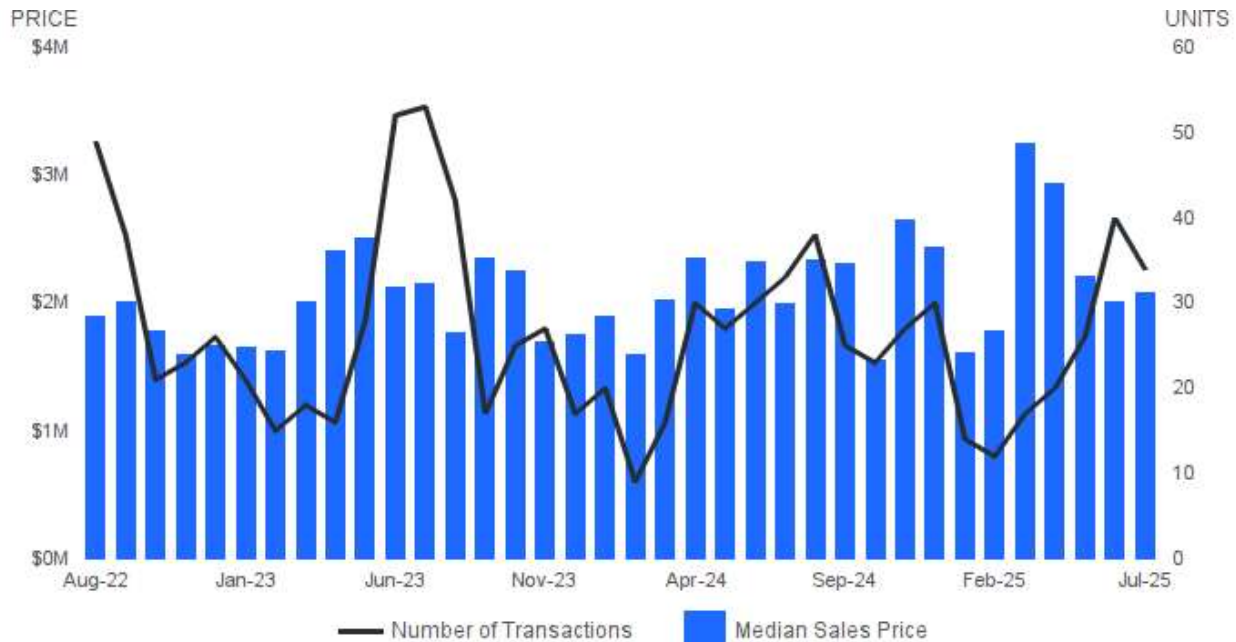
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

July 2025 | Single Family Homes ?

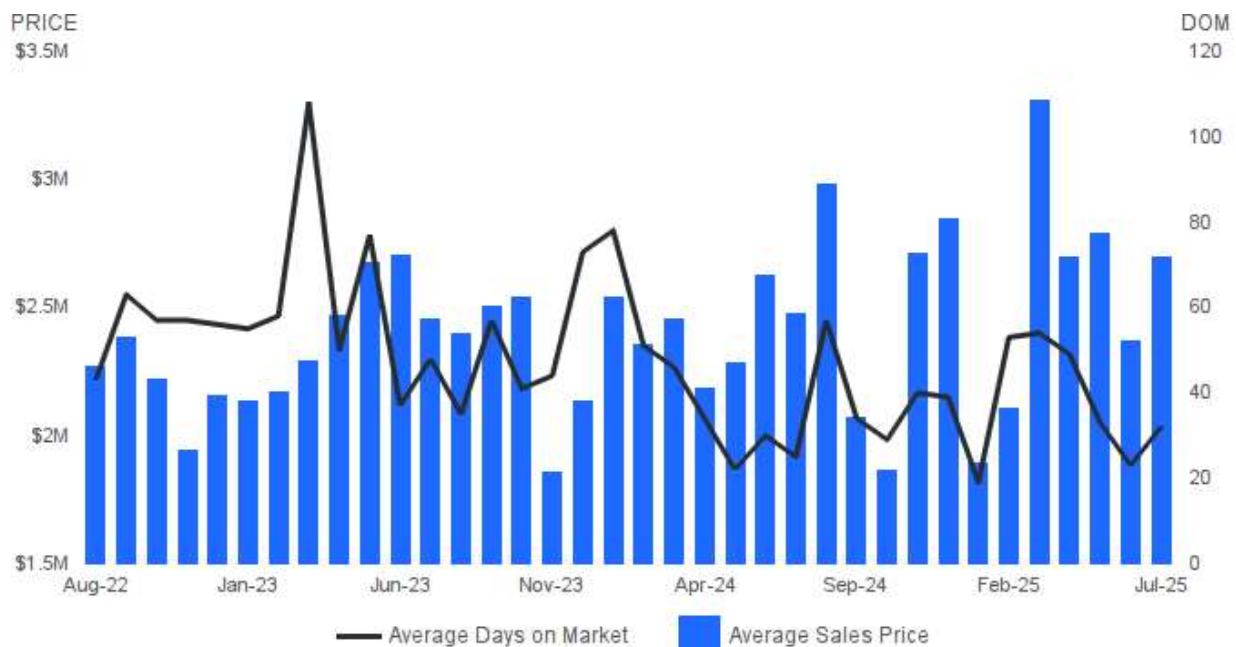
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2025 | Single Family Homes ?

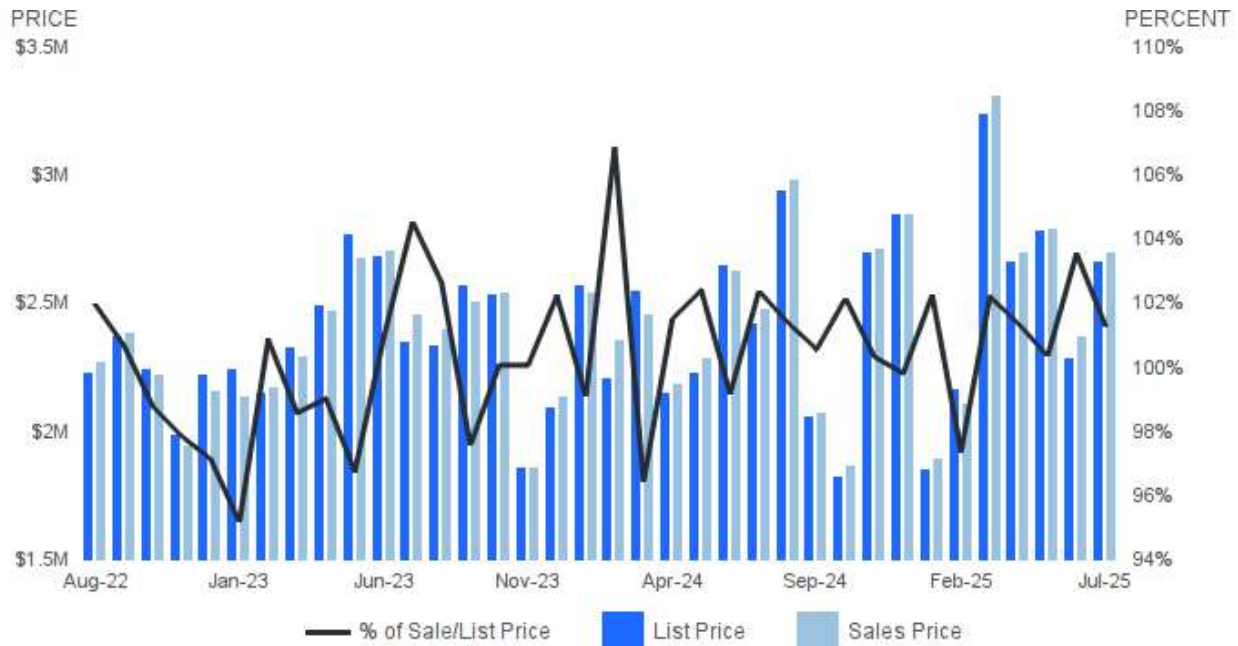
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 2025 | Single Family Homes ?

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

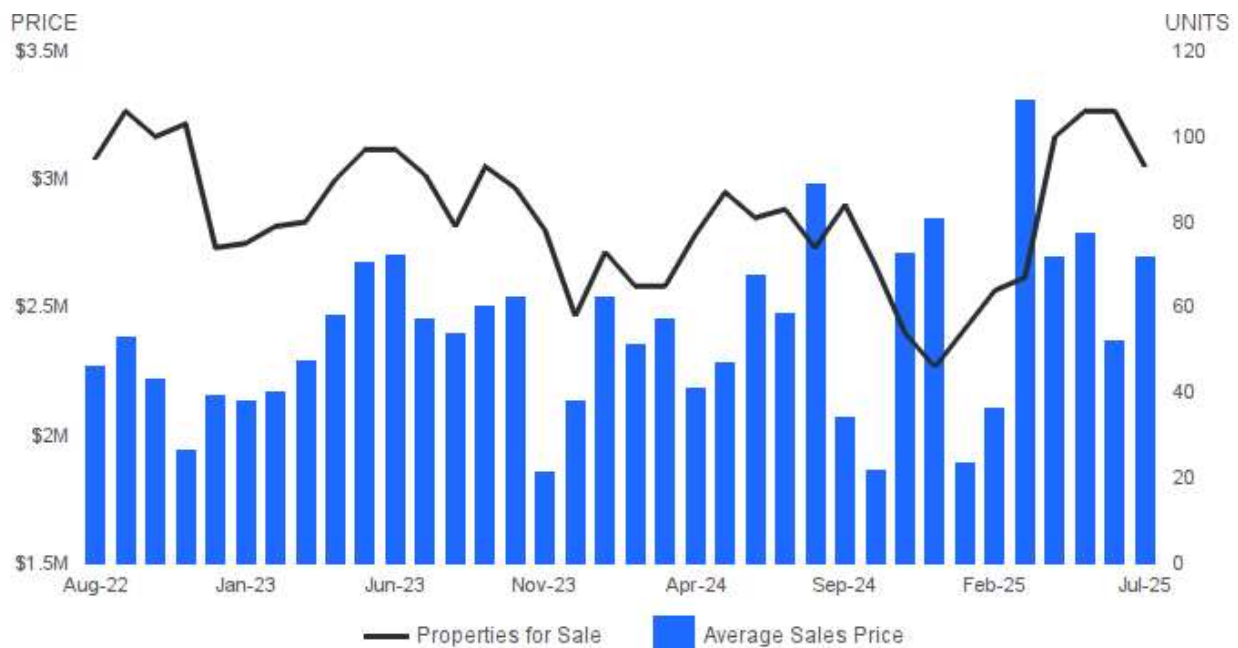


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 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.

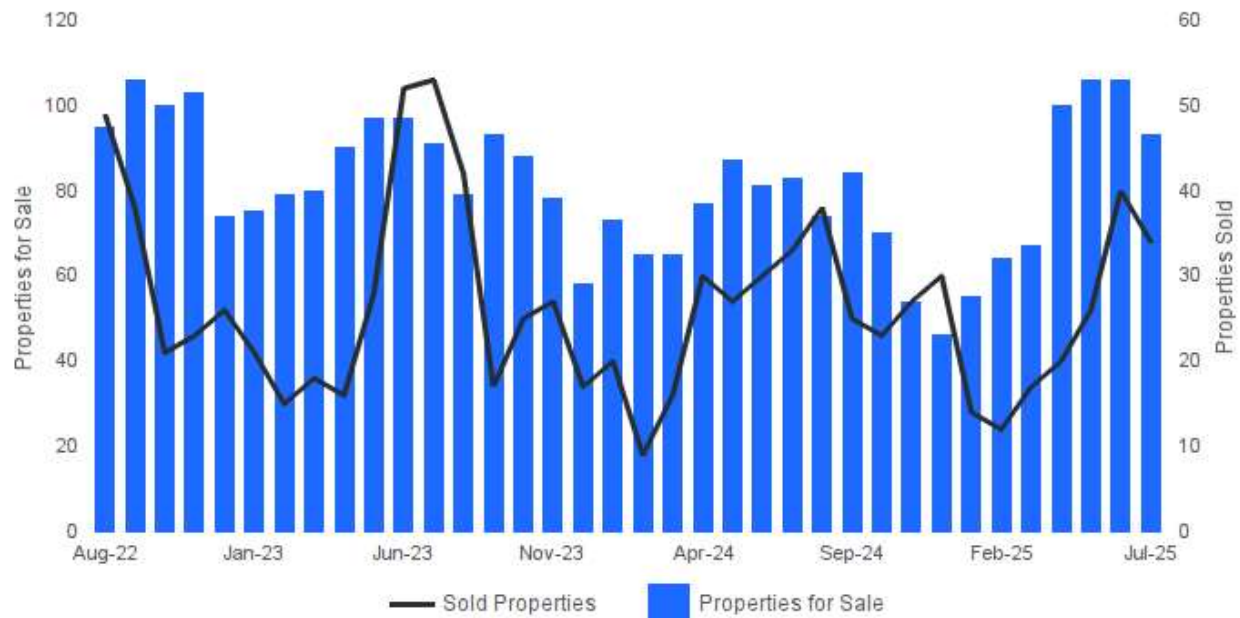


PROPERTIES FOR SALE AND SOLD PROPERTIES

July 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

July 2025 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

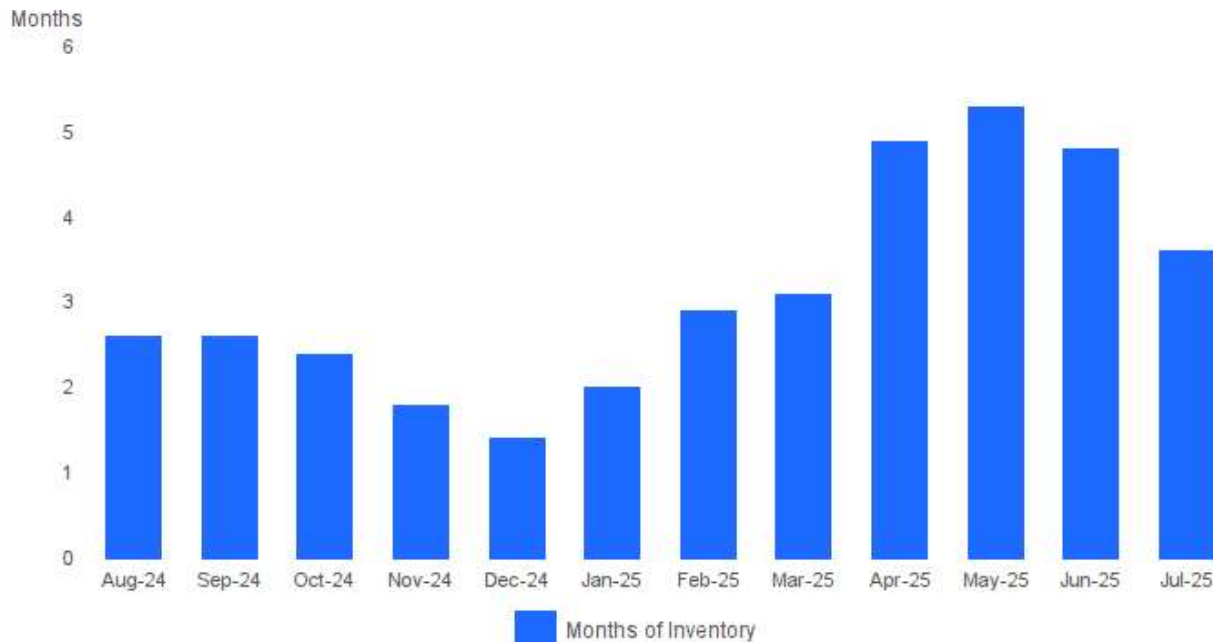
Unsold Price | the average active list price



ABSORPTION RATE

July 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

July 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.

