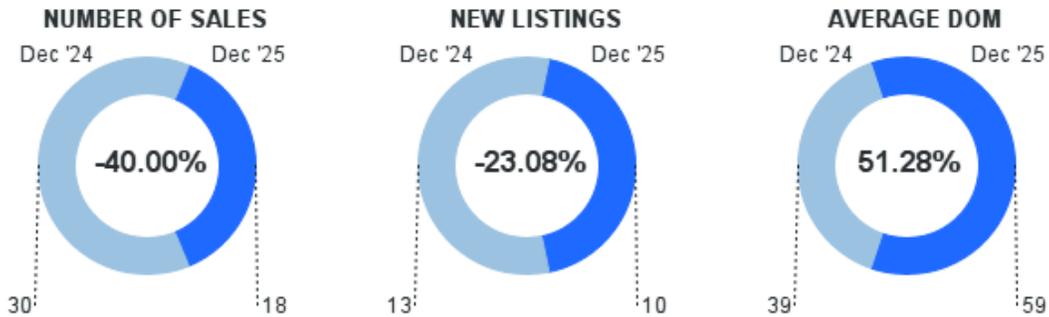


WESTPORT | December 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



-25.95% ↓

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

-19.88% ↓

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

-0.57% ↓

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

-19.31% ↓

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

■ Dec '24 ■ Dec '25

AREA REPORT

WESTPORT

FULL MARKET SUMMARY

December 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	December 2025	December 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	10	13	-23.08% ↓	455	442	2.94% ↑
Sold Listings	18	30	-40% ↓	300	308	-2.6% ↓
Median List Price (Solds)	\$2,249,000	\$2,262,000	-0.57% ↓	\$2,257,500	\$1,999,999	12.88% ↑
Median Sold Price	\$1,805,000	\$2,437,500	-25.95% ↓	\$2,300,000	\$2,162,500	6.36% ↑
Median Days on Market	32	35	-8.57% ↓	19	20	-5% ↓
Average List Price (Solds)	\$2,298,277	\$2,848,300	-19.31% ↓	\$2,737,248	\$2,463,835	11.1% ↑
Average Sold Price	\$2,278,111	\$2,843,200	-19.88% ↓	\$2,743,227	\$2,483,275	10.47% ↑
Average Days on Market	59	39	51.28% ↑	41	39	5.13% ↑
List/Sold Price Ratio	99.8%	100.2%	-0.45% ↓	102.1%	102%	0.12% ↑

SOLD AND NEW PROPERTIES (UNITS)

December 2025 | Single Family Homes ?

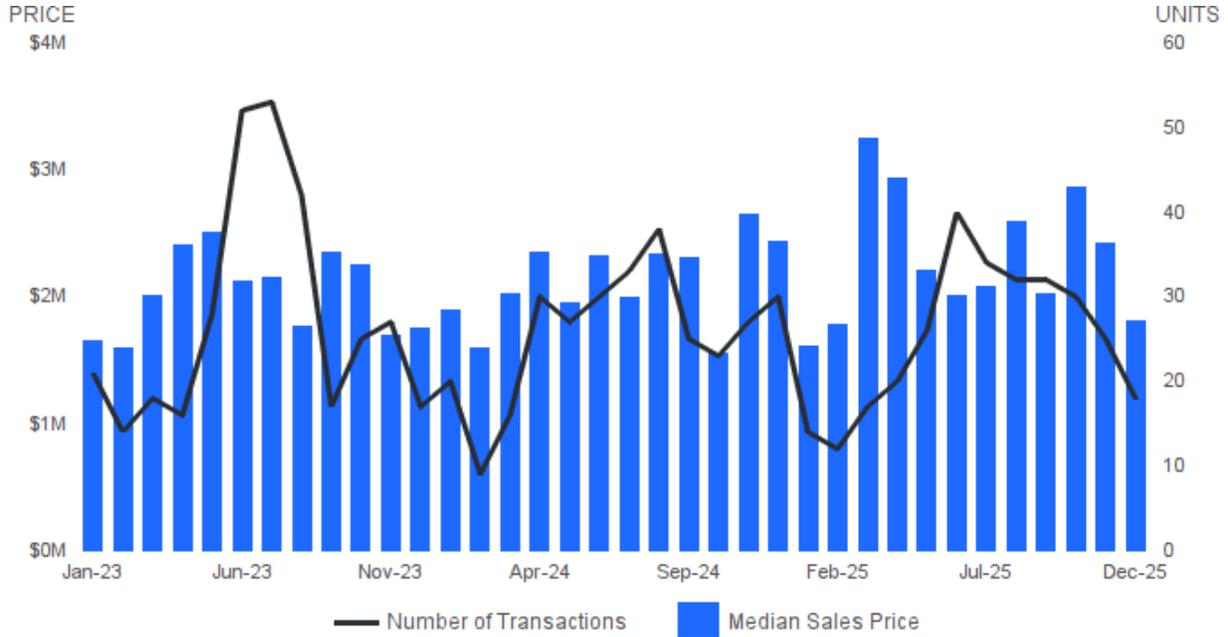
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

December 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

December 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

December 2025 | Single Family Homes ?

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

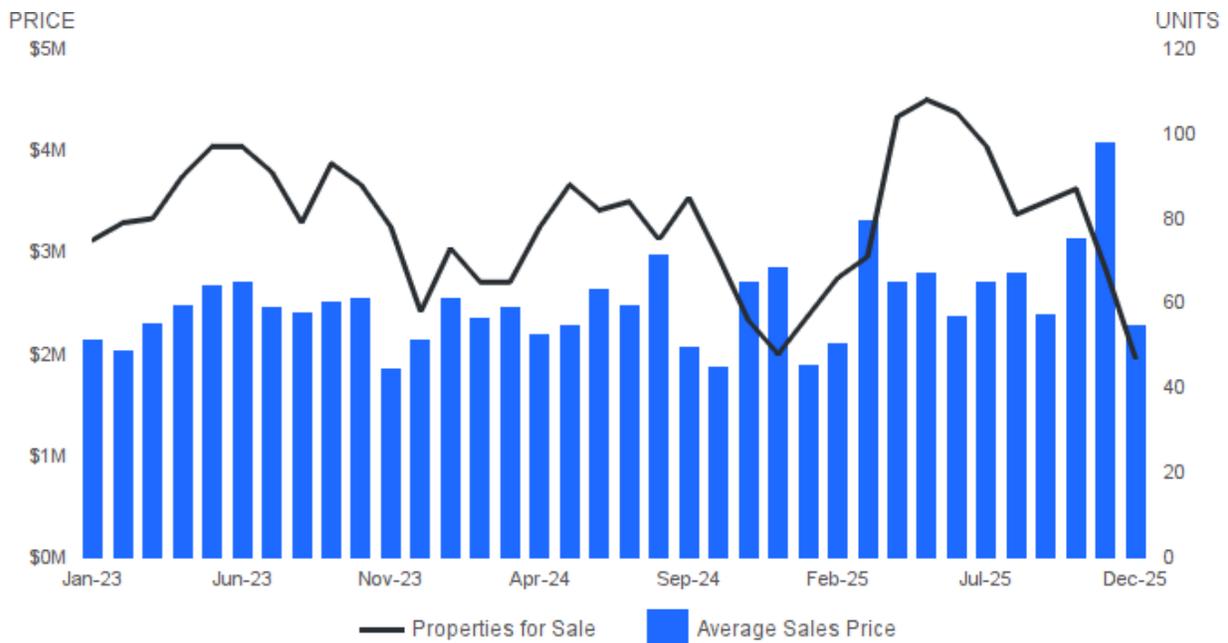


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 2025 | Single Family Homes ?

Average Sales Price | Average sales price for all properties sold.

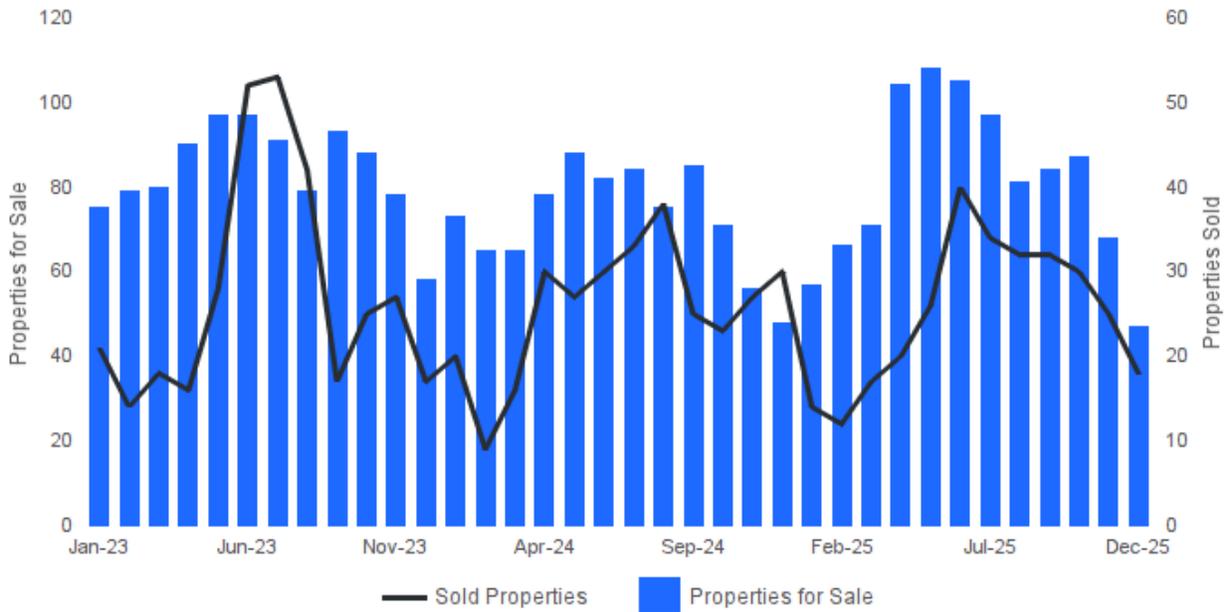
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2025 | Single Family Homes ?

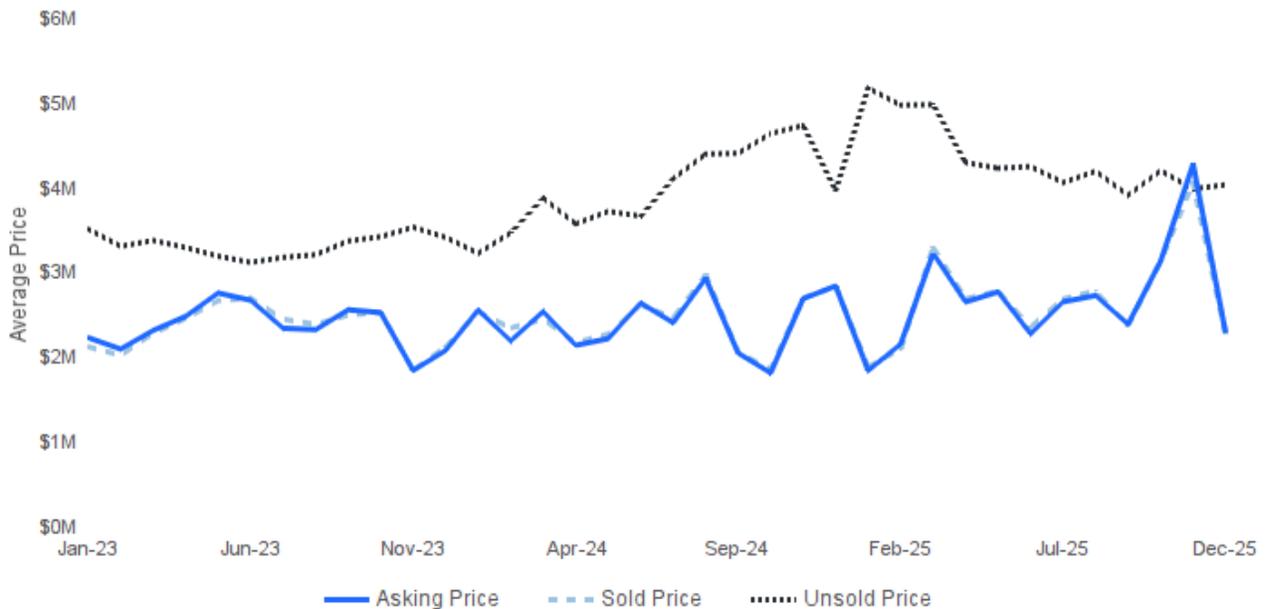
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2025 | Single Family Homes ?

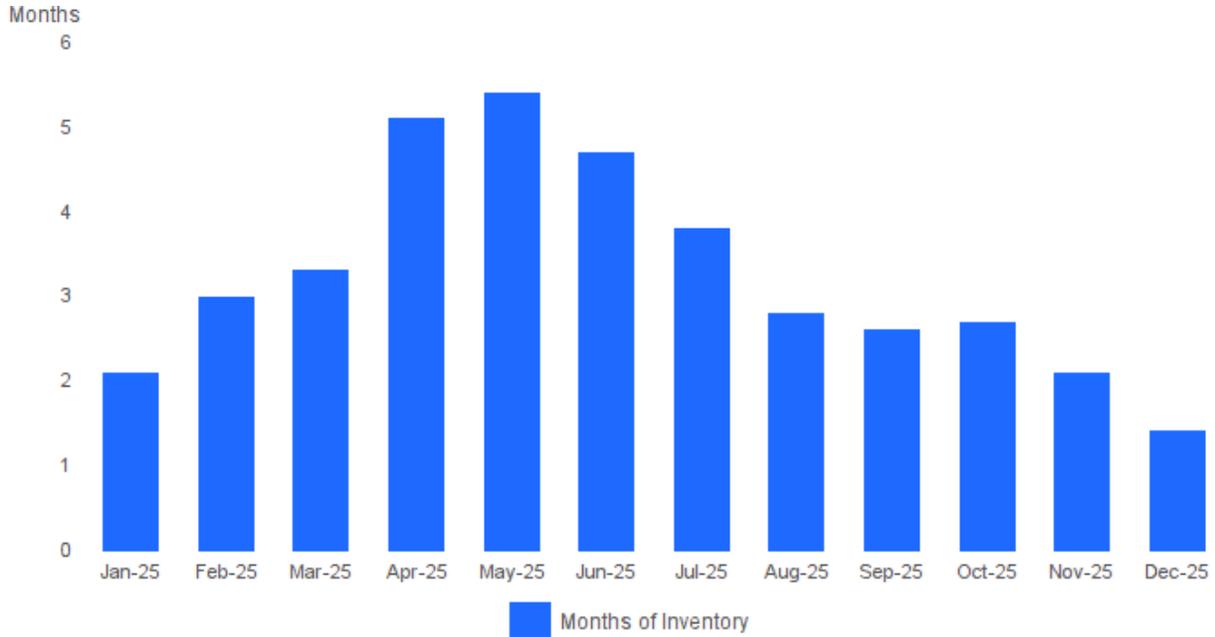
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

December 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

December 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.

