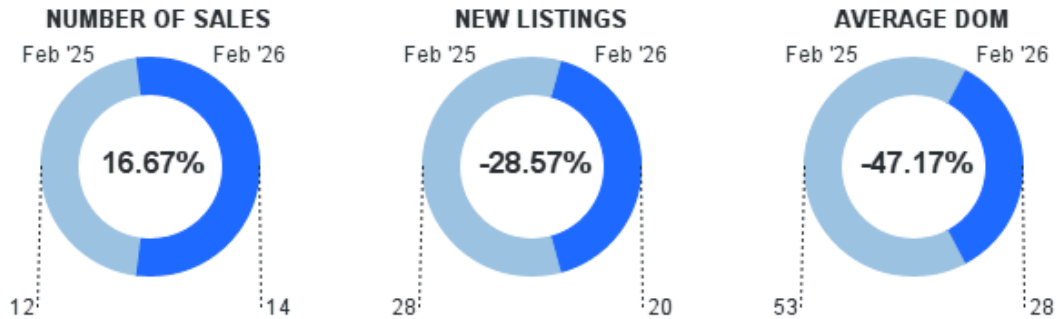



WESTPORT | February 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



14.07% 

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

35.50% 

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

12.57% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

32.04% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

 Feb '25  Feb '26

AREA REPORT

WESTPORT

FULL MARKET SUMMARY

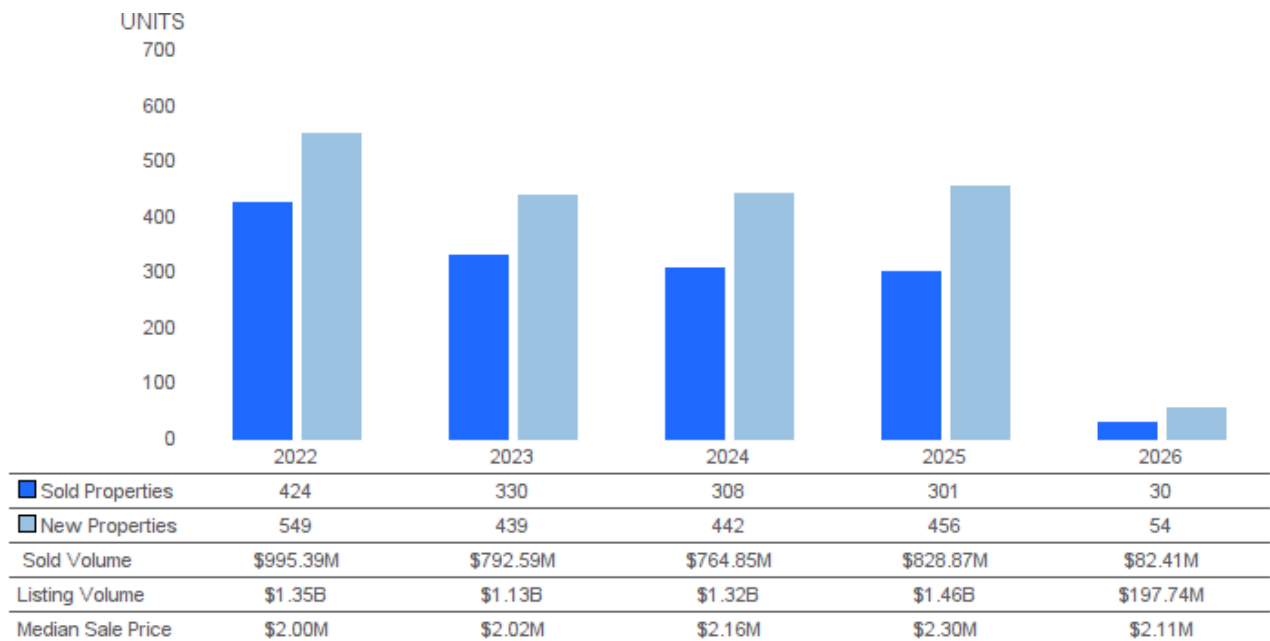
February 2026 | Single Family Homes ?

	Month to Date			Year to Date		
	February 2026	February 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	20	28	-28.57% ↓	54	62	-12.9% ↓
Sold Listings	14	12	16.67% ↑	30	26	15.38% ↑
Median List Price (Solds)	\$1,997,500	\$1,774,500	12.57% ↑	\$2,045,000	\$1,725,000	18.55% ↑
Median Sold Price	\$2,037,500	\$1,786,250	14.07% ↑	\$2,110,500	\$1,708,250	23.55% ↑
Median Days on Market	19	21	-9.52% ↓	22	13	69.23% ↑
Average List Price (Solds)	\$2,854,714	\$2,162,000	32.04% ↑	\$2,745,300	\$1,994,476	37.65% ↑
Average Sold Price	\$2,852,951	\$2,105,458	35.5% ↑	\$2,747,111	\$1,990,884	37.98% ↑
Average Days on Market	28	53	-47.17% ↓	34	34	0% ↔
List/Sold Price Ratio	101.3%	99%	2.31% ↑	101.8%	100.9%	0.91% ↑

SOLD AND NEW PROPERTIES (UNITS)

February 2026 | Single Family Homes ?

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

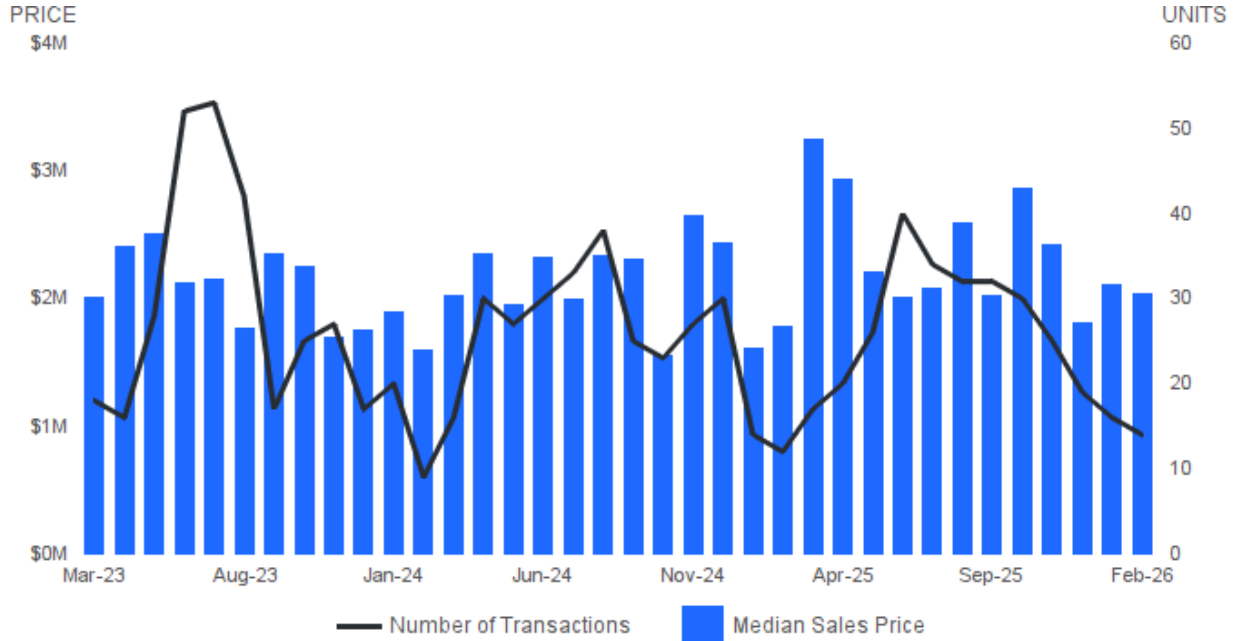


Sold Properties	424	330	308	301	30
New Properties	549	439	442	456	54
Sold Volume	\$995.39M	\$792.59M	\$764.85M	\$828.87M	\$82.41M
Listing Volume	\$1.35B	\$1.13B	\$1.32B	\$1.46B	\$197.74M
Median Sale Price	\$2.00M	\$2.02M	\$2.16M	\$2.30M	\$2.11M

MEDIAN SALES PRICE AND NUMBER OF SALES

February 2026 | Single Family Homes ?

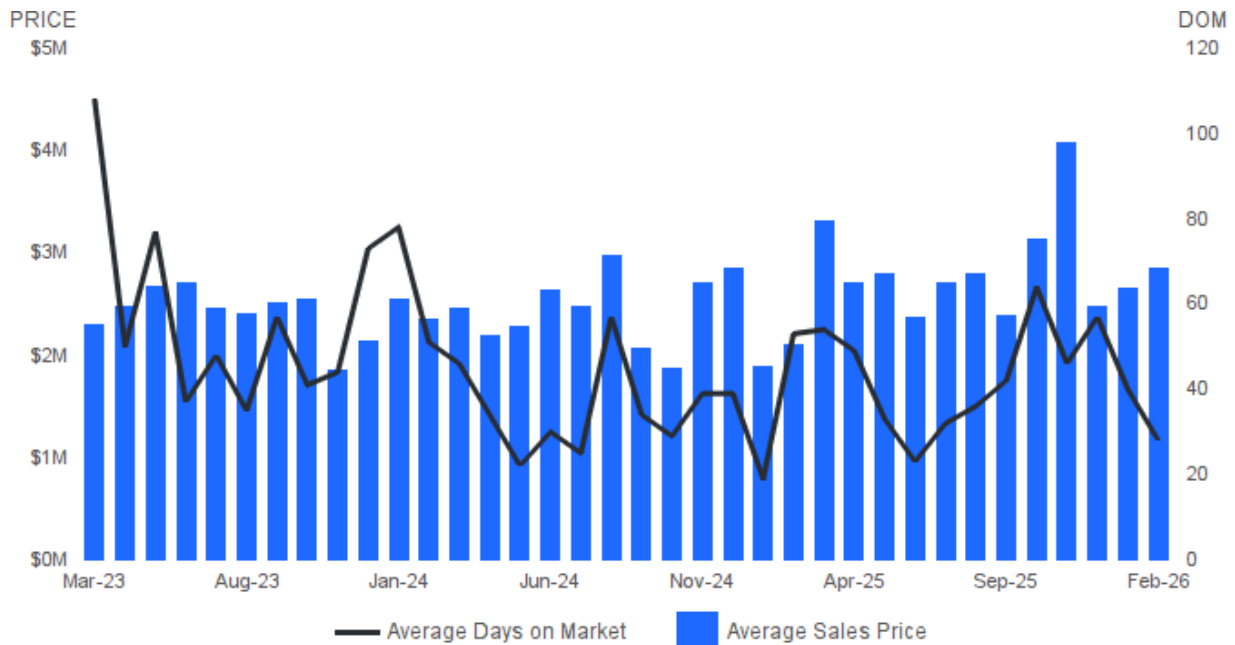
Median Sales Price | Price of the "middle" property sold - an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

February 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

February 2026 | Single Family Homes ?

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

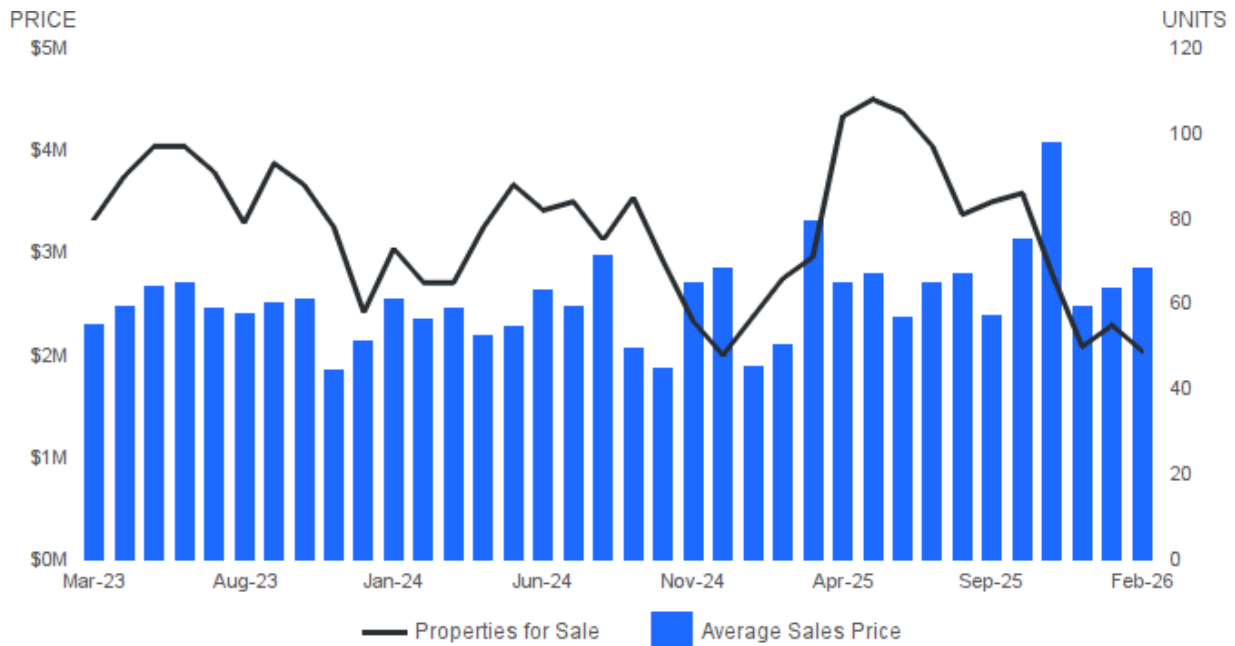


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 2026 | Single Family Homes ?

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

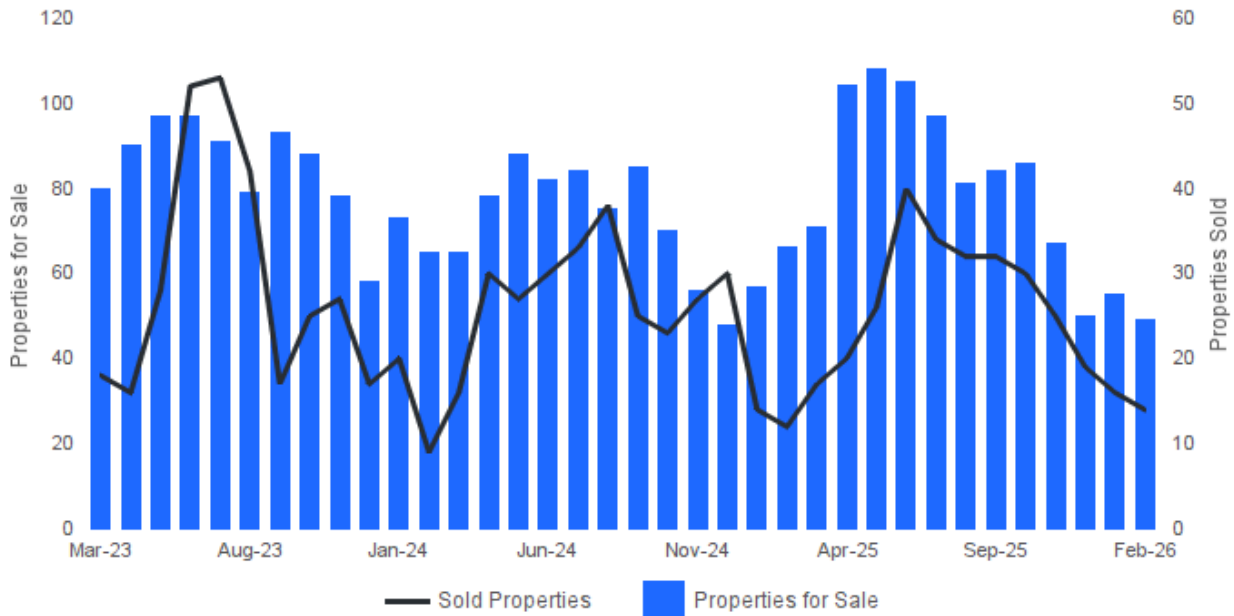
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2026 | Single Family Homes ?

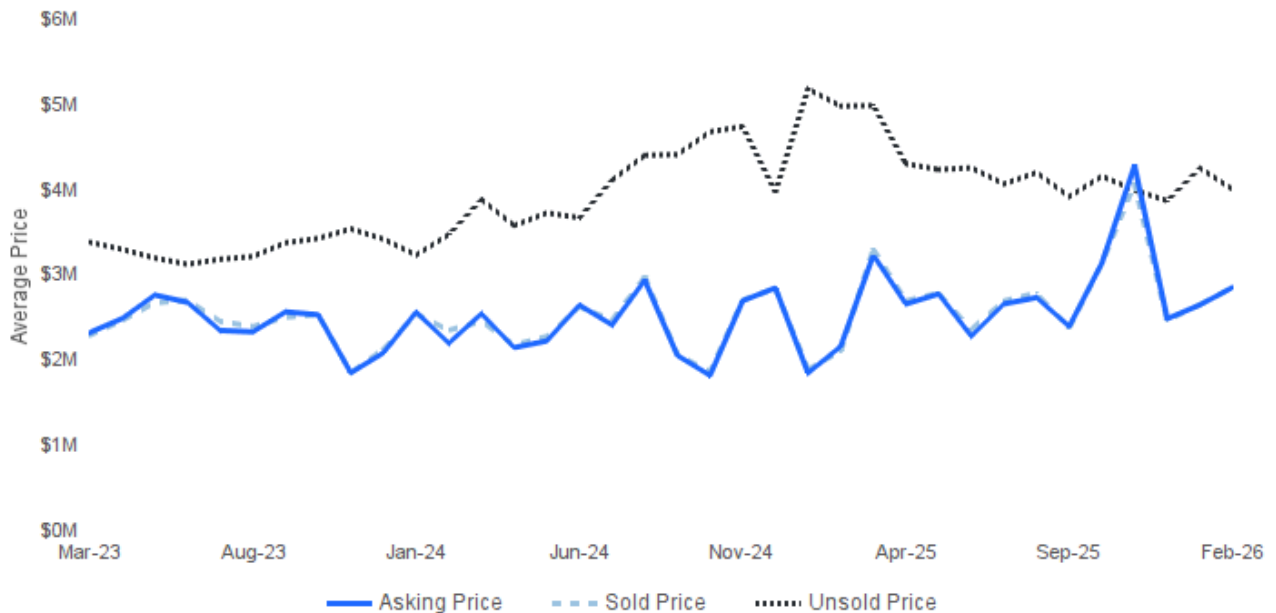
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2026 | Single Family Homes ?

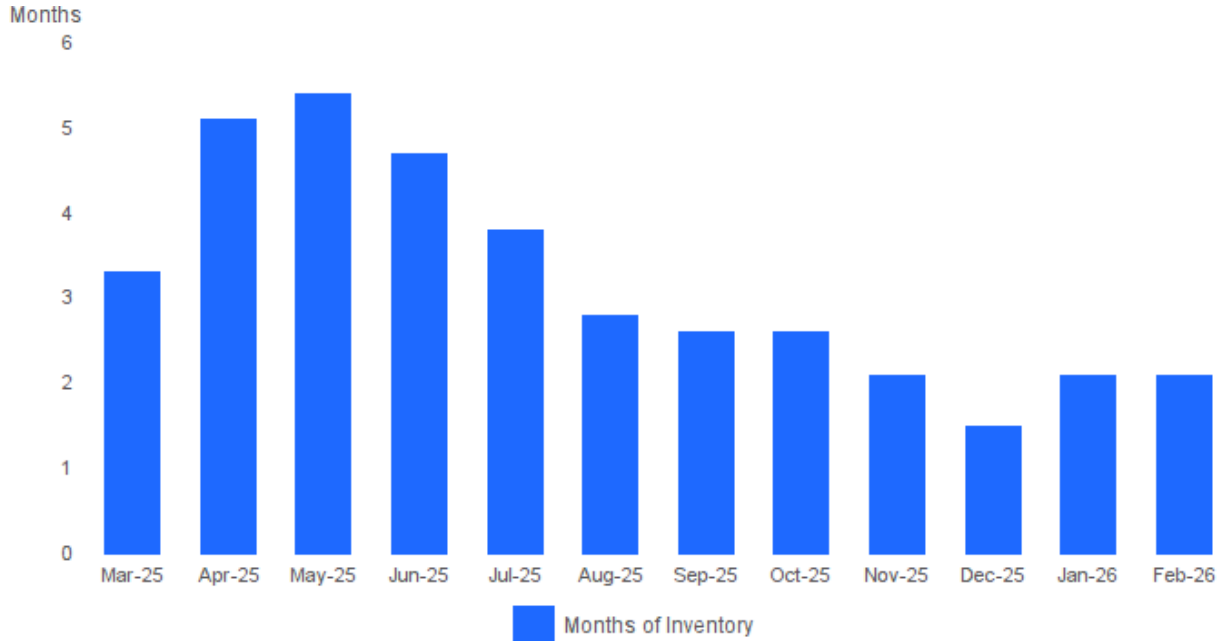
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

February 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

February 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.

