

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westport

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	10	+ 233.3%	157	120	- 23.6%
Closed Sales	9	8	- 11.1%	166	118	- 28.9%
Median Sales Price*	\$525,000	\$700,000	+ 33.3%	\$527,950	\$602,500	+ 14.1%
Inventory of Homes for Sale	36	20	- 44.4%	--	--	--
Months Supply of Inventory	2.8	2.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	30	74	+ 146.7%	43	44	+ 2.3%
Percent of Original List Price Received*	106.5%	100.7%	- 5.4%	100.5%	96.8%	- 3.7%
New Listings	9	3	- 66.7%	193	148	- 23.3%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

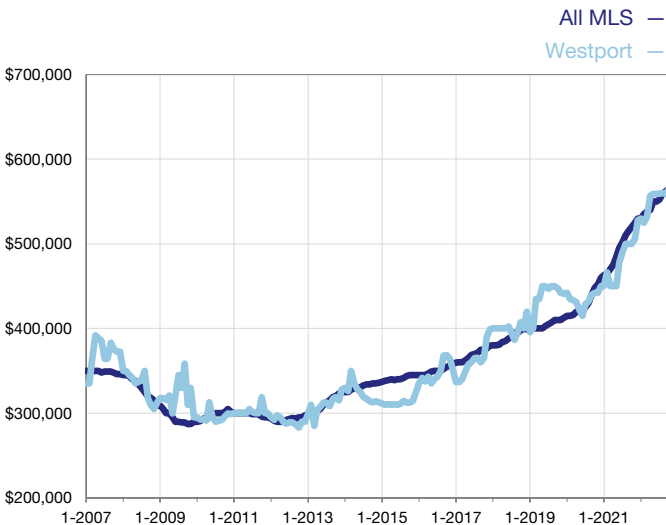
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	10	7	- 30.0%
Closed Sales	0	2	--	8	9	+ 12.5%
Median Sales Price*	\$0	\$322,500	--	\$450,000	\$420,000	- 6.7%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	0	62	--	42	52	+ 23.8%
Percent of Original List Price Received*	0.0%	94.7%	--	102.3%	97.7%	- 4.5%
New Listings	0	0	--	11	7	- 36.4%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

