

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westport

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	7	- 36.4%	154	113	- 26.6%
Closed Sales	12	9	- 25.0%	157	110	- 29.9%
Median Sales Price*	\$510,000	<b>\$544,950</b>	+ 6.9%	\$530,000	<b>\$600,000</b>	+ 13.2%
Inventory of Homes for Sale	34	27	- 20.6%	--	--	--
Months Supply of Inventory	2.4	2.8	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	53	38	- 28.3%	43	41	- 4.7%
Percent of Original List Price Received*	104.4%	<b>94.2%</b>	- 9.8%	100.2%	<b>96.5%</b>	- 3.7%
New Listings	16	12	- 25.0%	184	146	- 20.7%

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

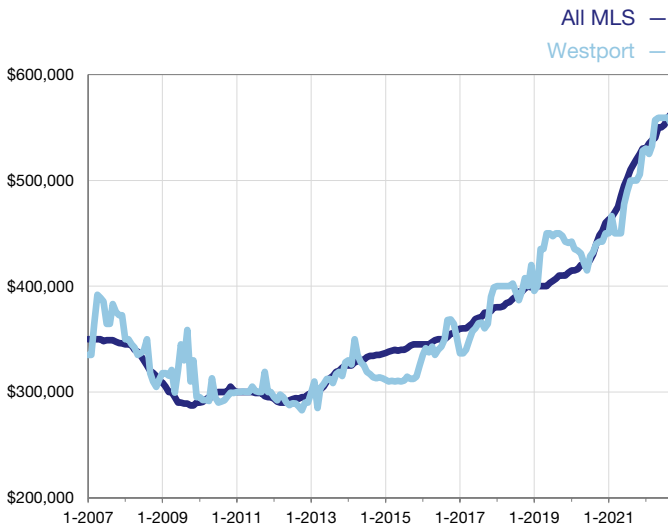
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	2	+ 100.0%	9	7	- 22.2%
Closed Sales	1	0	- 100.0%	8	7	- 12.5%
Median Sales Price*	\$540,000	<b>\$0</b>	- 100.0%	\$450,000	<b>\$490,000</b>	+ 8.9%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.8	0.8	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	6	0	- 100.0%	42	50	+ 19.0%
Percent of Original List Price Received*	105.9%	<b>0.0%</b>	- 100.0%	102.3%	<b>98.5%</b>	- 3.7%
New Listings	1	1	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

