

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westport

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	6	- 40.0%	16	15	- 6.3%
Closed Sales	5	11	+ 120.0%	11	17	+ 54.5%
Median Sales Price*	\$490,000	\$562,000	+ 14.7%	\$490,000	\$562,000	+ 14.7%
Inventory of Homes for Sale	29	19	- 34.5%	--	--	--
Months Supply of Inventory	2.3	1.9	- 17.4%	--	--	--
Cumulative Days on Market Until Sale	42	70	+ 66.7%	62	74	+ 19.4%
Percent of Original List Price Received*	97.2%	93.0%	- 4.3%	94.3%	93.0%	- 1.4%
New Listings	9	8	- 11.1%	17	18	+ 5.9%

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

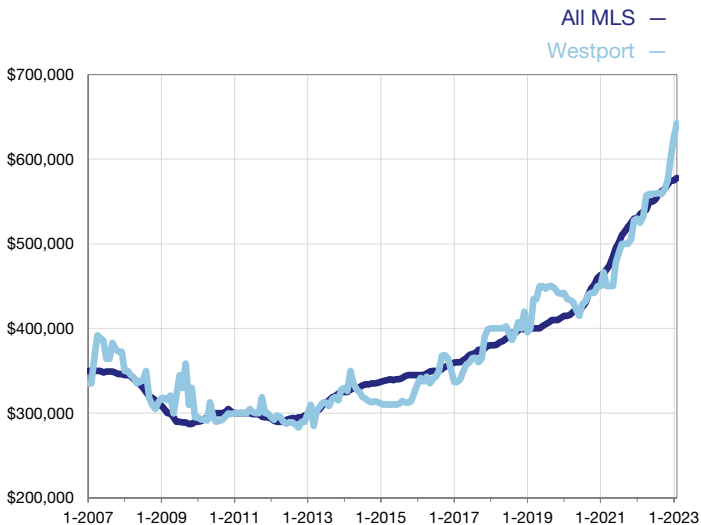
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	0	1	--
Closed Sales	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$340,000	\$0	- 100.0%	\$340,000	\$0	- 100.0%
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	30	0	- 100.0%	30	0	- 100.0%
Percent of Original List Price Received*	92.0%	0.0%	- 100.0%	92.0%	0.0%	- 100.0%
New Listings	1	0	- 100.0%	1	1	0.0%

* 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

