

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westport

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	2	- 88.2%	33	16	- 51.5%
Closed Sales	8	3	- 62.5%	19	20	+ 5.3%
Median Sales Price*	\$401,250	\$600,000	+ 49.5%	\$462,500	\$581,000	+ 25.6%
Inventory of Homes for Sale	18	23	+ 27.8%	--	--	--
Months Supply of Inventory	1.4	2.7	+ 92.9%	--	--	--
Cumulative Days on Market Until Sale	60	6	- 90.0%	61	64	+ 4.9%
Percent of Original List Price Received*	96.0%	103.9%	+ 8.2%	95.0%	94.7%	- 0.3%
New Listings	9	7	- 22.2%	26	25	- 3.8%

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

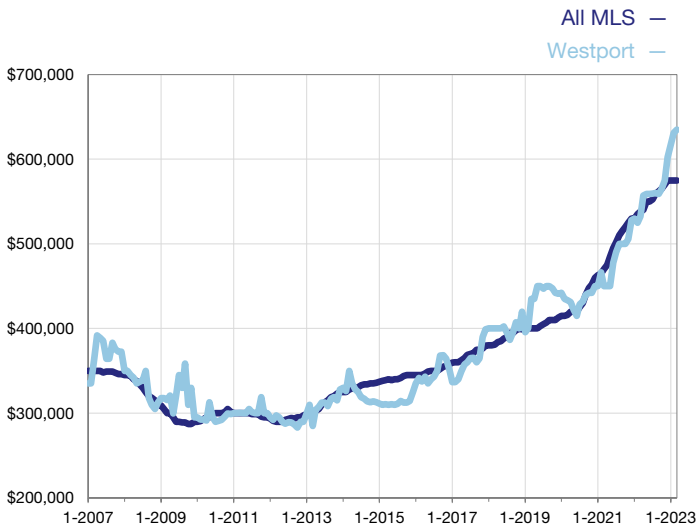
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	1	--	2	1	- 50.0%
Median Sales Price*	\$0	\$560,000	--	\$340,000	\$560,000	+ 64.7%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	2.7	0.8	- 70.4%	--	--	--
Cumulative Days on Market Until Sale	0	25	--	30	25	- 16.7%
Percent of Original List Price Received*	0.0%	101.8%	--	92.0%	101.8%	+ 10.7%
New Listings	1	0	- 100.0%	2	1	- 50.0%

* 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

