

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westport

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	9	- 10.0%	43	24	- 44.2%
Closed Sales	20	4	- 80.0%	39	24	- 38.5%
Median Sales Price*	\$507,500	\$655,000	+ 29.1%	\$485,000	\$581,000	+ 19.8%
Inventory of Homes for Sale	24	33	+ 37.5%	--	--	--
Months Supply of Inventory	1.9	3.9	+ 105.3%	--	--	--
Cumulative Days on Market Until Sale	50	55	+ 10.0%	55	62	+ 12.7%
Percent of Original List Price Received*	94.1%	96.1%	+ 2.1%	94.5%	94.9%	+ 0.4%
New Listings	18	21	+ 16.7%	44	46	+ 4.5%

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

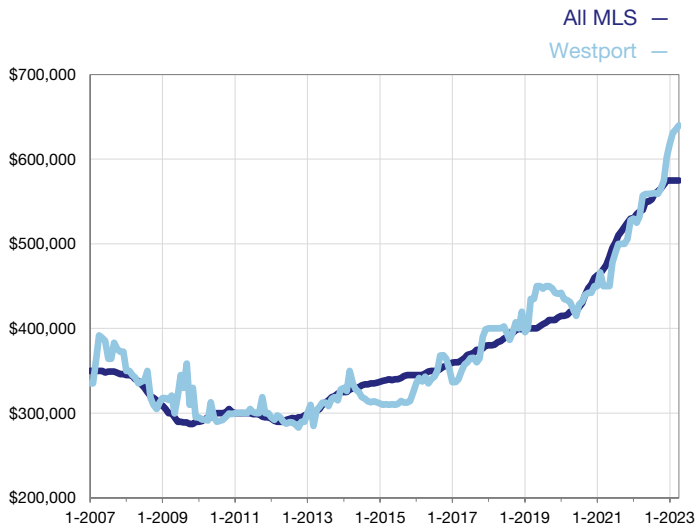
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	2	2	0.0%
Closed Sales	1	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$385,000	\$0	- 100.0%	\$385,000	\$560,000	+ 45.5%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	128	0	- 100.0%	63	25	- 60.3%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	94.7%	101.8%	+ 7.5%
New Listings	0	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

