

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westport

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	12	- 14.3%	57	35	- 38.6%
Closed Sales	12	2	- 83.3%	51	26	- 49.0%
Median Sales Price*	\$761,250	\$519,750	- 31.7%	\$510,000	\$581,000	+ 13.9%
Inventory of Homes for Sale	20	47	+ 135.0%	--	--	--
Months Supply of Inventory	1.6	5.8	+ 262.5%	--	--	--
Cumulative Days on Market Until Sale	25	26	+ 4.0%	48	60	+ 25.0%
Percent of Original List Price Received*	102.0%	93.7%	- 8.1%	96.3%	94.8%	- 1.6%
New Listings	15	28	+ 86.7%	59	72	+ 22.0%

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

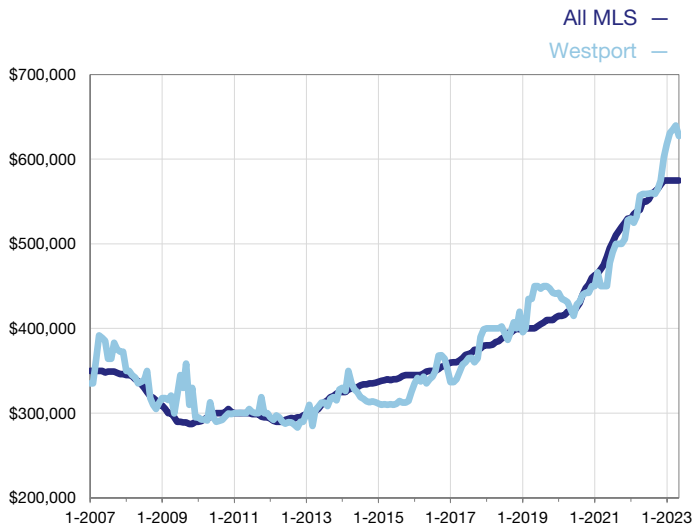
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	3	2	- 33.3%
Closed Sales	1	1	0.0%	4	2	- 50.0%
Median Sales Price*	\$505,000	\$375,000	- 25.7%	\$437,500	\$467,500	+ 6.9%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	85	171	+ 101.2%	68	98	+ 44.1%
Percent of Original List Price Received*	91.8%	97.4%	+ 6.1%	94.0%	99.6%	+ 6.0%
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

