

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westport

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	16	+ 23.1%	80	67	- 16.3%
Closed Sales	13	13	0.0%	75	55	- 26.7%
Median Sales Price*	\$550,000	\$660,000	+ 20.0%	\$550,000	\$600,000	+ 9.1%
Inventory of Homes for Sale	29	38	+ 31.0%	--	--	--
Months Supply of Inventory	2.5	4.3	+ 72.0%	--	--	--
Cumulative Days on Market Until Sale	39	34	- 12.8%	45	50	+ 11.1%
Percent of Original List Price Received*	98.8%	98.8%	0.0%	96.9%	96.6%	- 0.3%
New Listings	15	10	- 33.3%	96	100	+ 4.2%

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

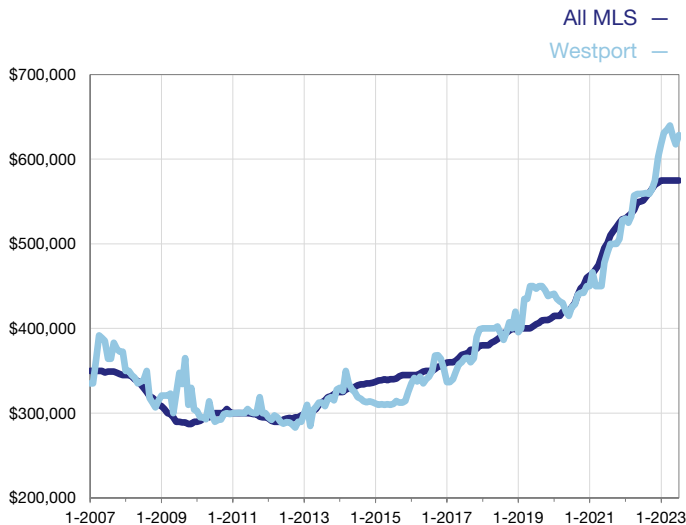
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	3	3	0.0%
Closed Sales	0	0	--	5	2	- 60.0%
Median Sales Price*	\$0	\$0	--	\$385,000	\$467,500	+ 21.4%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.9	2.6	+ 188.9%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	62	98	+ 58.1%
Percent of Original List Price Received*	0.0%	0.0%	--	95.9%	99.6%	+ 3.9%
New Listings	1	3	+ 200.0%	3	5	+ 66.7%

* 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

