

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westport

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	16	+ 128.6%	87	80	- 8.0%
Closed Sales	12	13	+ 8.3%	87	68	- 21.8%
Median Sales Price*	\$615,000	<b>\$710,000</b>	+ 15.4%	\$569,000	<b>\$620,250</b>	+ 9.0%
Inventory of Homes for Sale	33	44	+ 33.3%	--	--	--
Months Supply of Inventory	3.1	4.7	+ 51.6%	--	--	--
Cumulative Days on Market Until Sale	24	79	+ 229.2%	42	55	+ 31.0%
Percent of Original List Price Received*	100.3%	97.7%	- 2.6%	97.4%	96.8%	- 0.6%
New Listings	14	22	+ 57.1%	110	123	+ 11.8%

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

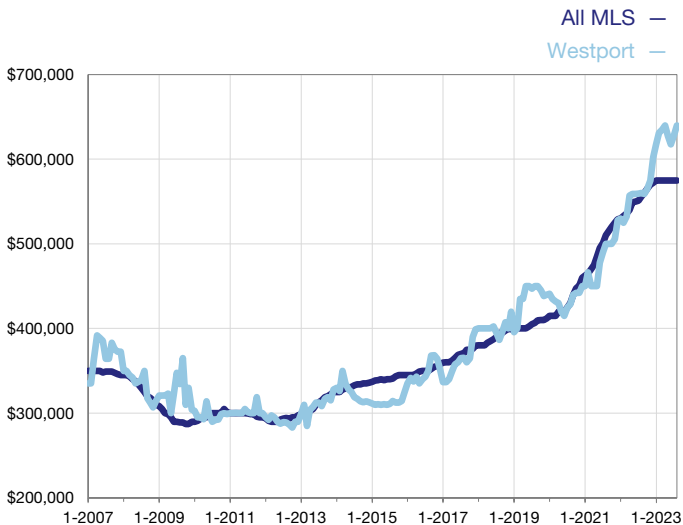
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	4	5	+ 25.0%
Closed Sales	1	1	0.0%	6	3	- 50.0%
Median Sales Price*	\$517,000	<b>\$550,200</b>	+ 6.4%	\$437,500	<b>\$550,200</b>	+ 25.8%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.9	1.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	24	16	- 33.3%	55	71	+ 29.1%
Percent of Original List Price Received*	103.4%	115.8%	+ 12.0%	97.2%	105.0%	+ 8.0%
New Listings	1	1	0.0%	4	6	+ 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

