

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westport

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	15	+ 66.7%	105	102	- 2.9%
Closed Sales	6	10	+ 66.7%	102	92	- 9.8%
Median Sales Price*	\$725,000	\$639,828	- 11.7%	\$600,000	\$620,250	+ 3.4%
Inventory of Homes for Sale	29	43	+ 48.3%	--	--	--
Months Supply of Inventory	2.9	4.4	+ 51.7%	--	--	--
Cumulative Days on Market Until Sale	47	38	- 19.1%	41	55	+ 34.1%
Percent of Original List Price Received*	92.0%	99.7%	+ 8.4%	96.5%	96.8%	+ 0.3%
New Listings	11	17	+ 54.5%	129	149	+ 15.5%

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

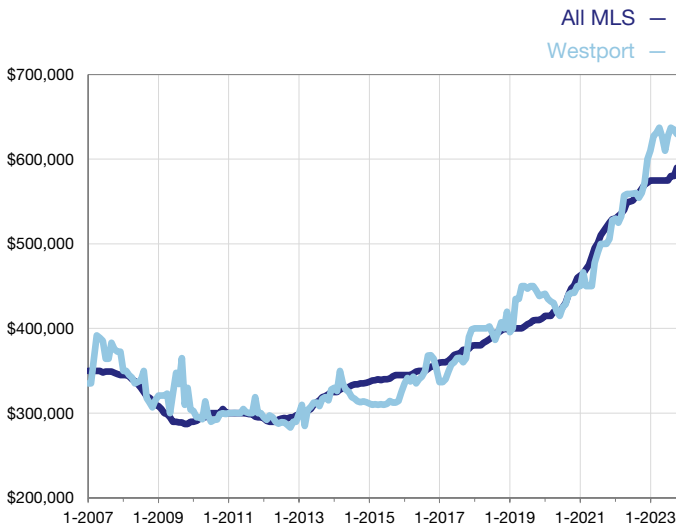
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	5	8	+ 60.0%
Closed Sales	1	2	+ 100.0%	7	7	0.0%
Median Sales Price*	\$533,388	\$262,500	- 50.8%	\$490,000	\$450,000	- 8.2%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	16	23	+ 43.8%	50	43	- 14.0%
Percent of Original List Price Received*	106.7%	95.5%	- 10.5%	98.5%	103.1%	+ 4.7%
New Listings	0	0	--	6	9	+ 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

