

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westport

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	19	+ 280.0%	110	117	+ 6.4%
Closed Sales	9	16	+ 77.8%	111	108	- 2.7%
Median Sales Price*	\$544,950	\$632,500	+ 16.1%	\$600,000	\$627,250	+ 4.5%
Inventory of Homes for Sale	30	29	- 3.3%	--	--	--
Months Supply of Inventory	3.2	2.8	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	38	53	+ 39.5%	41	54	+ 31.7%
Percent of Original List Price Received*	94.2%	95.2%	+ 1.1%	96.3%	96.6%	+ 0.3%
New Listings	10	7	- 30.0%	139	156	+ 12.2%

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

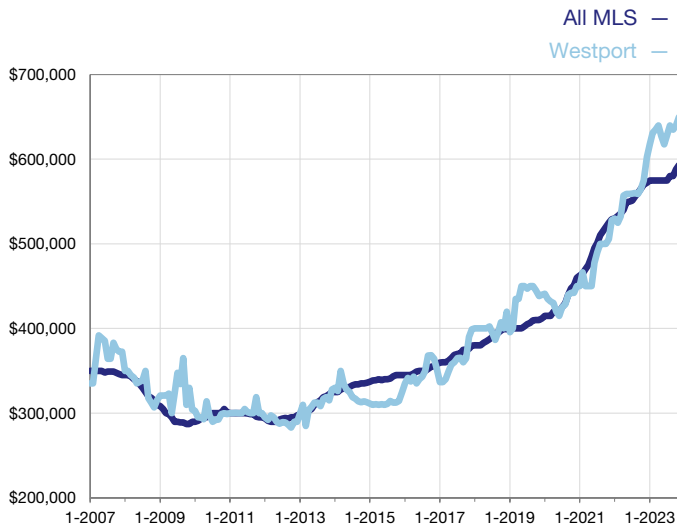
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	7	8	+ 14.3%
Closed Sales	0	1	--	7	8	+ 14.3%
Median Sales Price*	\$0	\$550,000	--	\$490,000	\$495,000	+ 1.0%
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	0	21	--	50	41	- 18.0%
Percent of Original List Price Received*	0.0%	100.0%	--	98.5%	102.7%	+ 4.3%
New Listings	1	0	- 100.0%	7	9	+ 28.6%

* 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

