

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westport

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	5	- 44.4%	119	122	+ 2.5%
Closed Sales	8	13	+ 62.5%	119	121	+ 1.7%
Median Sales Price*	\$700,000	\$650,000	- 7.1%	\$600,000	\$629,500	+ 4.9%
Inventory of Homes for Sale	22	27	+ 22.7%	--	--	--
Months Supply of Inventory	2.2	2.7	+ 22.7%	--	--	--
Cumulative Days on Market Until Sale	74	82	+ 10.8%	43	57	+ 32.6%
Percent of Original List Price Received*	100.7%	90.8%	- 9.8%	96.6%	96.0%	- 0.6%
New Listings	3	6	+ 100.0%	142	162	+ 14.1%

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

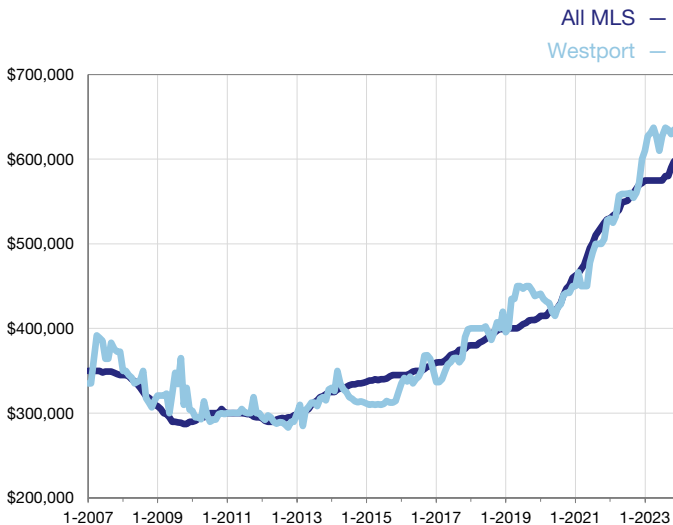
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	7	8	+ 14.3%
Closed Sales	2	0	- 100.0%	9	8	- 11.1%
Median Sales Price*	\$322,500	\$0	- 100.0%	\$420,000	\$495,000	+ 17.9%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	62	0	- 100.0%	52	41	- 21.2%
Percent of Original List Price Received*	94.7%	0.0%	- 100.0%	97.7%	102.7%	+ 5.1%
New Listings	0	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

