

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westport

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	15	16	+ 6.7%	78	86	+ 10.3%
Closed Sales	13	14	+ 7.7%	69	74	+ 7.2%
Median Sales Price*	\$710,000	\$670,000	- 5.6%	\$611,000	\$680,000	+ 11.3%
Inventory of Homes for Sale	47	32	- 31.9%	--	--	--
Months Supply of Inventory	5.1	3.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	79	35	- 55.7%	58	79	+ 36.2%
Percent of Original List Price Received*	97.7%	98.7%	+ 1.0%	96.8%	97.2%	+ 0.4%
New Listings	19	16	- 15.8%	120	109	- 9.2%

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

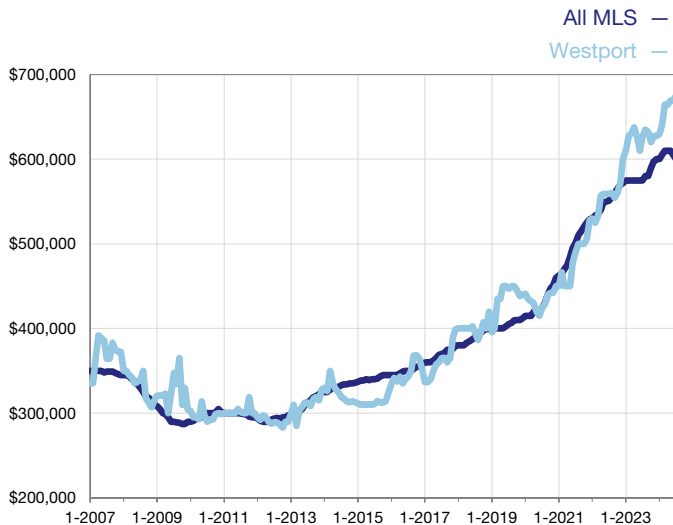
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	0	- 100.0%	5	3	- 40.0%
Closed Sales	1	1	0.0%	3	3	0.0%
Median Sales Price*	\$550,200	\$603,303	+ 9.7%	\$550,200	\$603,303	+ 9.7%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	2.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	16	8	- 50.0%	71	35	- 50.7%
Percent of Original List Price Received*	115.8%	109.7%	- 5.3%	105.0%	102.3%	- 2.6%
New Listings	2	0	- 100.0%	7	5	- 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

