

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westport

### Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	11	0.0%	96	110	+ 14.6%
Closed Sales	10	13	+ 30.0%	93	102	+ 9.7%
Median Sales Price*	\$639,828	<b>\$647,000</b>	+ 1.1%	\$611,000	<b>\$680,000</b>	+ 11.3%
Inventory of Homes for Sale	51	33	- 35.3%	--	--	--
Months Supply of Inventory	5.6	3.0	- 46.4%	--	--	--
Cumulative Days on Market Until Sale	38	53	+ 39.5%	56	73	+ 30.4%
Percent of Original List Price Received*	99.7%	96.3%	- 3.4%	96.8%	96.7%	- 0.1%
New Listings	18	13	- 27.8%	149	135	- 9.4%

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

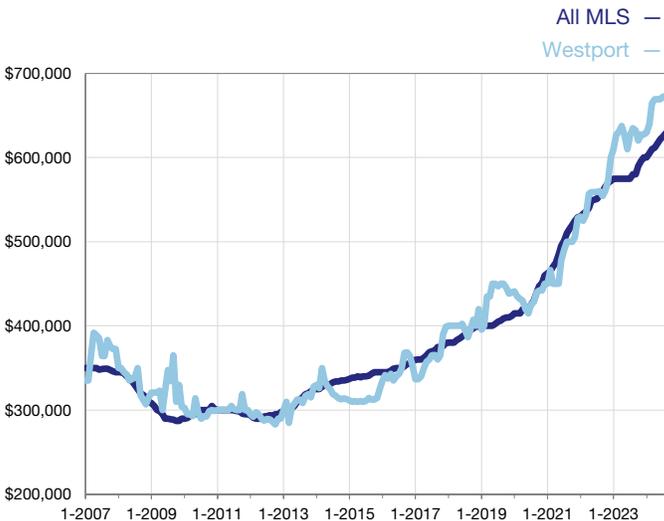
### Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	0	- 100.0%	8	4	- 50.0%
Closed Sales	2	1	- 50.0%	7	4	- 42.9%
Median Sales Price*	\$262,500	<b>\$550,000</b>	+ 109.5%	\$450,000	<b>\$576,652</b>	+ 28.1%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	23	4	- 82.6%	43	28	- 34.9%
Percent of Original List Price Received*	95.5%	105.8%	+ 10.8%	103.1%	103.2%	+ 0.1%
New Listings	0	1	--	9	7	- 22.2%

\* 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

