

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westport

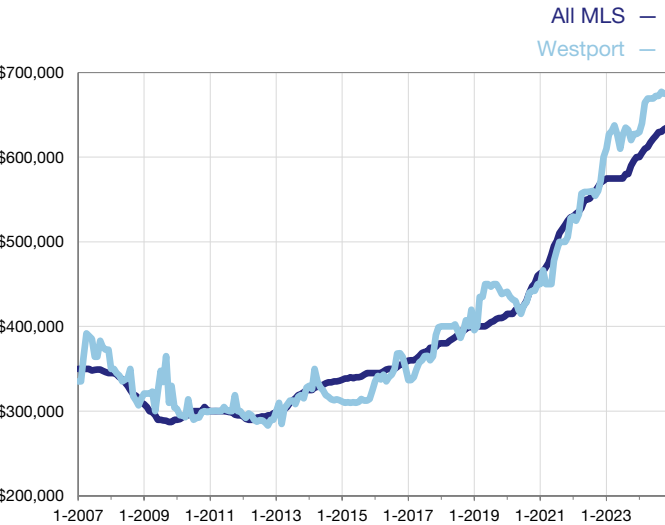
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	19	12	- 36.8%	115	118	+ 2.6%
Closed Sales	17	8	- 52.9%	110	111	+ 0.9%
Median Sales Price*	\$625,000	\$560,000	- 10.4%	\$622,500	\$675,000	+ 8.4%
Inventory of Homes for Sale	33	30	- 9.1%	--	--	--
Months Supply of Inventory	3.2	2.9	- 9.4%	--	--	--
Cumulative Days on Market Until Sale	53	58	+ 9.4%	56	72	+ 28.6%
Percent of Original List Price Received*	95.0%	88.9%	- 6.4%	96.5%	96.2%	- 0.3%
New Listings	7	7	0.0%	156	142	- 9.0%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	8	4	- 50.0%
Closed Sales	1	0	- 100.0%	8	4	- 50.0%
Median Sales Price*	\$550,000	\$0	- 100.0%	\$495,000	\$576,652	+ 16.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	21	0	- 100.0%	41	28	- 31.7%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	102.7%	103.2%	+ 0.5%
New Listings	0	0	--	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

