

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westport

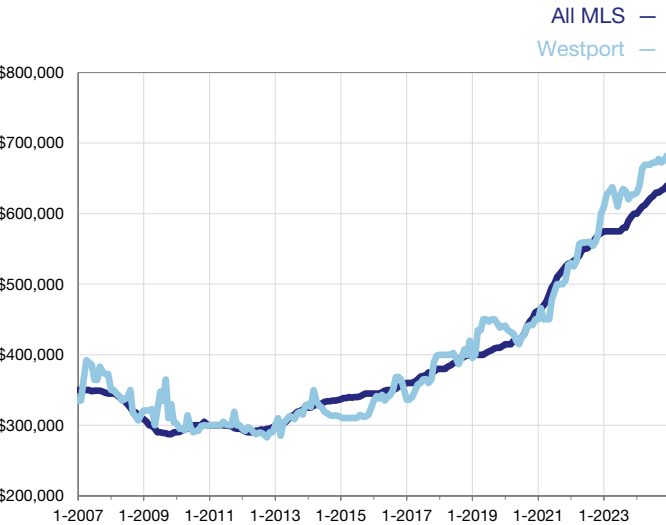
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	7	+ 40.0%	120	124	+ 3.3%
Closed Sales	14	14	0.0%	124	125	+ 0.8%
Median Sales Price*	\$660,000	\$812,450	+ 23.1%	\$627,250	\$682,500	+ 8.8%
Inventory of Homes for Sale	32	18	- 43.8%	--	--	--
Months Supply of Inventory	3.2	1.7	- 46.9%	--	--	--
Cumulative Days on Market Until Sale	92	65	- 29.3%	60	71	+ 18.3%
Percent of Original List Price Received*	92.1%	94.0%	+ 2.1%	96.0%	96.0%	0.0%
New Listings	6	1	- 83.3%	162	143	- 11.7%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	8	5	- 37.5%
Closed Sales	0	1	--	8	5	- 37.5%
Median Sales Price*	\$0	\$535,000	--	\$495,000	\$550,000	+ 11.1%
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	76	--	41	37	- 9.8%
Percent of Original List Price Received*	0.0%	97.3%	--	102.7%	102.0%	- 0.7%
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

