

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westport

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	3	- 40.0%	122	96	- 21.3%
Closed Sales	14	3	- 78.6%	125	90	- 28.0%
Median Sales Price*	\$812,450	<b>\$350,000</b>	- 56.9%	\$682,500	<b>\$690,000</b>	+ 1.1%
Inventory of Homes for Sale	28	17	- 39.3%	--	--	--
Months Supply of Inventory	2.8	2.1	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	65	98	+ 50.8%	71	73	+ 2.8%
Percent of Original List Price Received*	94.0%	88.4%	- 6.0%	95.9%	96.8%	+ 0.9%
New Listings	1	3	+ 200.0%	144	124	- 13.9%

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

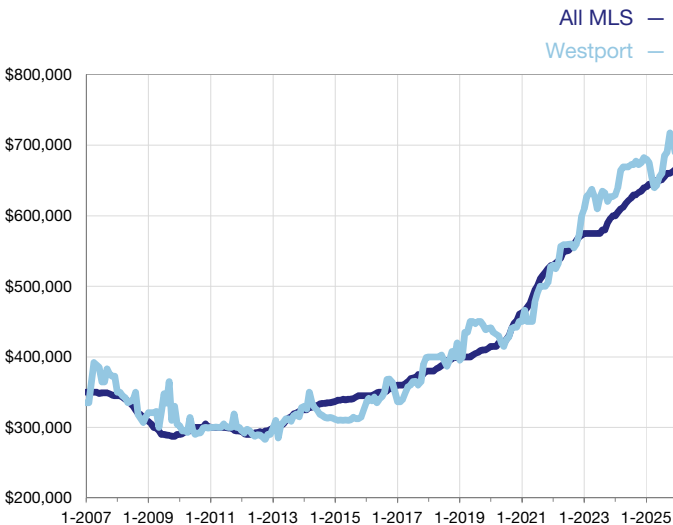
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	1	0.0%	5	12	+ 140.0%
Closed Sales	1	2	+ 100.0%	5	11	+ 120.0%
Median Sales Price*	\$535,000	<b>\$532,000</b>	- 0.6%	\$550,000	<b>\$560,000</b>	+ 1.8%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	76	74	- 2.6%	37	40	+ 8.1%
Percent of Original List Price Received*	97.3%	95.1%	- 2.3%	102.0%	96.2%	- 5.7%
New Listings	0	0	--	7	16	+ 128.6%

\* 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

