

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westport

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	7	+ 250.0%	4	17	+ 325.0%
Closed Sales	3	5	+ 66.7%	6	13	+ 116.7%
Median Sales Price*	\$539,000	\$740,000	+ 37.3%	\$534,500	\$740,000	+ 38.4%
Inventory of Homes for Sale	29	24	- 17.2%	--	--	--
Months Supply of Inventory	3.1	2.7	- 12.9%	--	--	--
Cumulative Days on Market Until Sale	31	61	+ 96.8%	34	53	+ 55.9%
Percent of Original List Price Received*	100.6%	98.0%	- 2.6%	100.1%	95.8%	- 4.3%
New Listings	4	12	+ 200.0%	11	27	+ 145.5%

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

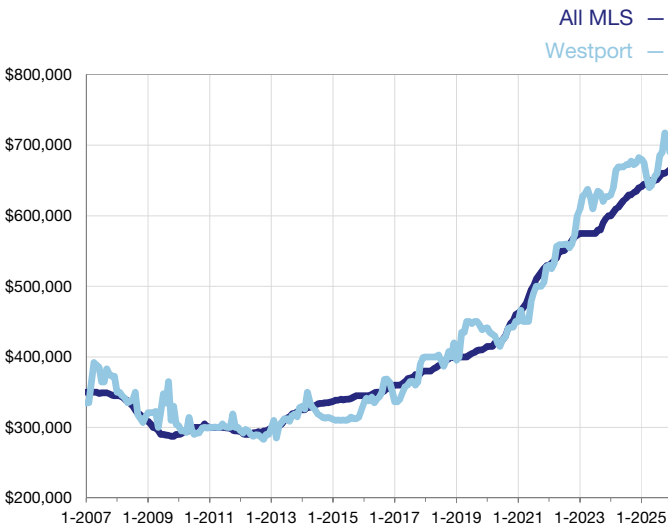
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$560,000	\$525,000	- 6.3%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	8	143	+ 1,687.5%
Percent of Original List Price Received*	0.0%	0.0%	--	98.2%	91.3%	- 7.0%
New Listings	0	0	--	1	0	- 100.0%

* 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

