

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westport

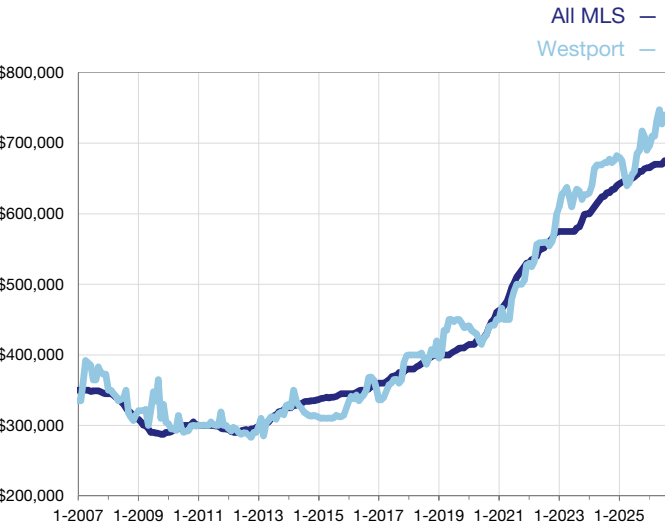
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	8	14	+ 75.0%	65	94	+ 44.6%
Closed Sales	12	8	- 33.3%	58	81	+ 39.7%
Median Sales Price*	\$797,500	\$727,000	- 8.8%	\$667,500	\$730,000	+ 9.4%
Inventory of Homes for Sale	35	41	+ 17.1%	--	--	--
Months Supply of Inventory	4.0	4.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	124	69	- 44.4%	81	53	- 34.6%
Percent of Original List Price Received*	93.9%	90.7%	- 3.4%	96.8%	96.8%	0.0%
New Listings	14	11	- 21.4%	92	138	+ 50.0%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	0	- 100.0%	7	3	- 57.1%
Closed Sales	0	1	--	4	4	0.0%
Median Sales Price*	\$0	\$619,900	--	\$570,000	\$535,000	- 6.1%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	3.9	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	26	--	19	85	+ 347.4%
Percent of Original List Price Received*	0.0%	100.0%	--	98.9%	96.7%	- 2.2%
New Listings	1	0	- 100.0%	13	2	- 84.6%

* 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

