Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Westport

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	6	**7**	+ 16.7%	82	**113**	+ 37.8%
Closed Sales	10	**5**	- 50.0%	80	**110**	+ 37.5%
Median Sales Price*	$865,000	**$500,000**	- 42.2%	$705,000	**$727,000**	+ 3.1%
Inventory of Homes for Sale	38	**40**	+ 5.3%	--	--	--
Months Supply of Inventory	4.7	**3.8**	- 19.1%	--	--	--
Cumulative Days on Market Until Sale	53	**53**	0.0%	71	**58**	- 18.3%
Percent of Original List Price Received*	99.6%	**96.0%**	- 3.6%	97.4%	**96.3%**	- 1.1%
New Listings	16	**17**	+ 6.3%	114	**175**	+ 53.5%

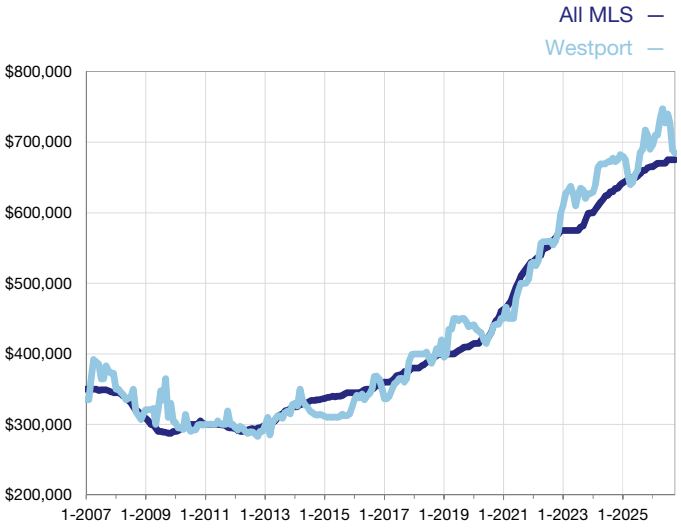
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

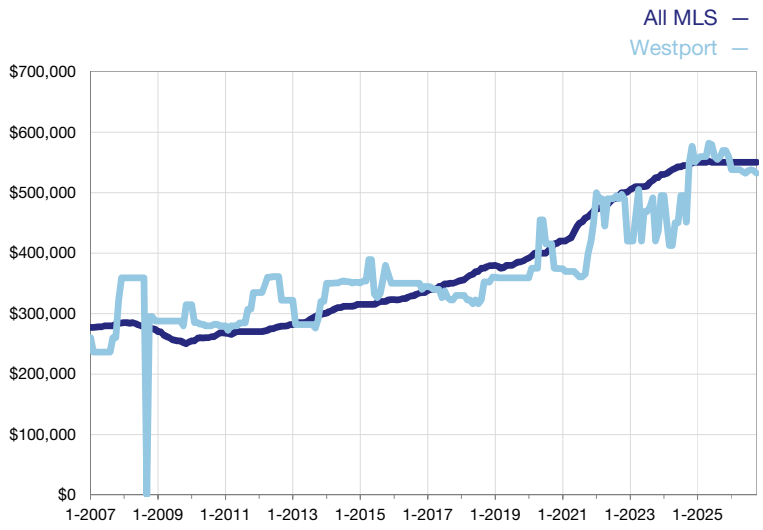
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**2**	--	9	**5**	- 44.4%
Closed Sales	2	**0**	- 100.0%	9	**4**	- 55.6%
Median Sales Price*	$572,500	**$0**	- 100.0%	$580,000	**$535,000**	- 7.8%
Inventory of Homes for Sale	5	**1**	- 80.0%	--	--	--
Months Supply of Inventory	3.5	**0.8**	- 77.1%	--	--	--
Cumulative Days on Market Until Sale	44	**0**	- 100.0%	33	**85**	+ 157.6%
Percent of Original List Price Received*	96.3%	**0.0%**	- 100.0%	96.4%	**96.7%**	+ 0.3%
New Listings	3	**1**	- 66.7%	16	**5**	- 68.8%

* 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



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