

Westport

Fairfield County

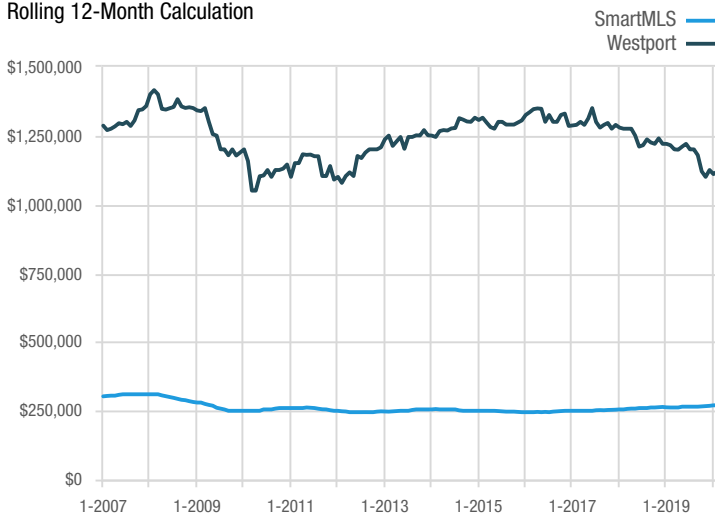
Single Family	February			Year to Date		
	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	95	76	- 20.0%	186	165	- 11.3%
Pending Sales	23	33	+ 43.5%	37	60	+ 62.2%
Closed Sales	14	25	+ 78.6%	28	47	+ 67.9%
Days on Market Until Sale	71	158	+ 122.5%	89	155	+ 74.2%
Median Sales Price*	\$820,000	\$1,115,000	+ 36.0%	\$1,206,250	\$1,125,000	- 6.7%
Average Sales Price*	\$1,216,332	\$1,224,843	+ 0.7%	\$1,222,782	\$1,339,317	+ 9.5%
Percent of List Price Received*	94.3%	94.5%	+ 0.2%	93.1%	94.2%	+ 1.2%
Inventory of Homes for Sale	350	293	- 16.3%	—	—	—
Months Supply of Inventory	11.3	9.1	- 19.5%	—	—	—

Townhouse/Condo	February			Year to Date		
	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	8	7	- 12.5%	16	14	- 12.5%
Pending Sales	2	4	+ 100.0%	4	6	+ 50.0%
Closed Sales	1	3	+ 200.0%	4	6	+ 50.0%
Days on Market Until Sale	43	194	+ 351.2%	83	156	+ 88.0%
Median Sales Price*	\$156,000	\$602,000	+ 285.9%	\$591,250	\$491,000	- 17.0%
Average Sales Price*	\$156,000	\$517,817	+ 231.9%	\$539,625	\$503,908	- 6.6%
Percent of List Price Received*	94.0%	95.3%	+ 1.4%	95.7%	95.1%	- 0.6%
Inventory of Homes for Sale	19	27	+ 42.1%	—	—	—
Months Supply of Inventory	8.4	8.5	+ 1.2%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

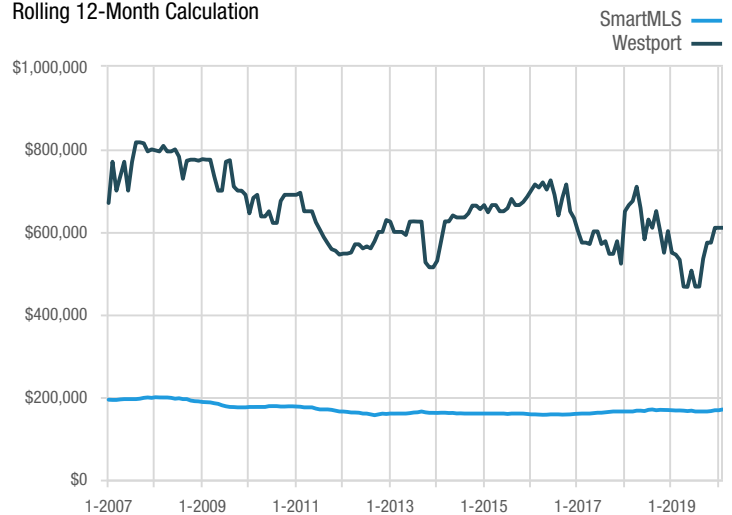
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.