

Westport

Fairfield County

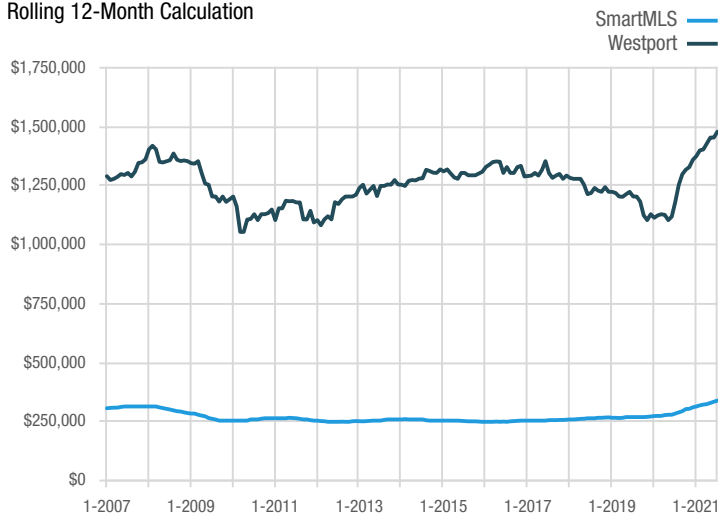
Single Family	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	96	56	- 41.7%	589	557	- 5.4%
Pending Sales	102	58	- 43.1%	365	367	+ 0.5%
Closed Sales	96	72	- 25.0%	295	339	+ 14.9%
Days on Market Until Sale	73	46	- 37.0%	111	60	- 45.9%
Median Sales Price*	\$1,294,500	\$1,557,500	+ 20.3%	\$1,250,000	\$1,575,000	+ 26.0%
Average Sales Price*	\$1,627,253	\$1,921,717	+ 18.1%	\$1,471,557	\$1,864,527	+ 26.7%
Percent of List Price Received*	98.6%	101.1%	+ 2.5%	96.5%	101.0%	+ 4.7%
Inventory of Homes for Sale	272	188	- 30.9%	—	—	—
Months Supply of Inventory	6.5	3.3	- 49.2%	—	—	—

Townhouse/Condo	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	6	9	+ 50.0%	36	32	- 11.1%
Pending Sales	6	6	0.0%	22	35	+ 59.1%
Closed Sales	6	3	- 50.0%	21	31	+ 47.6%
Days on Market Until Sale	180	48	- 73.3%	156	80	- 48.7%
Median Sales Price*	\$483,500	\$565,000	+ 16.9%	\$476,000	\$515,000	+ 8.2%
Average Sales Price*	\$452,250	\$653,333	+ 44.5%	\$475,476	\$628,002	+ 32.1%
Percent of List Price Received*	93.7%	105.9%	+ 13.0%	94.8%	100.7%	+ 6.2%
Inventory of Homes for Sale	22	18	- 18.2%	—	—	—
Months Supply of Inventory	6.5	3.5	- 46.2%	—	—	—

* 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.

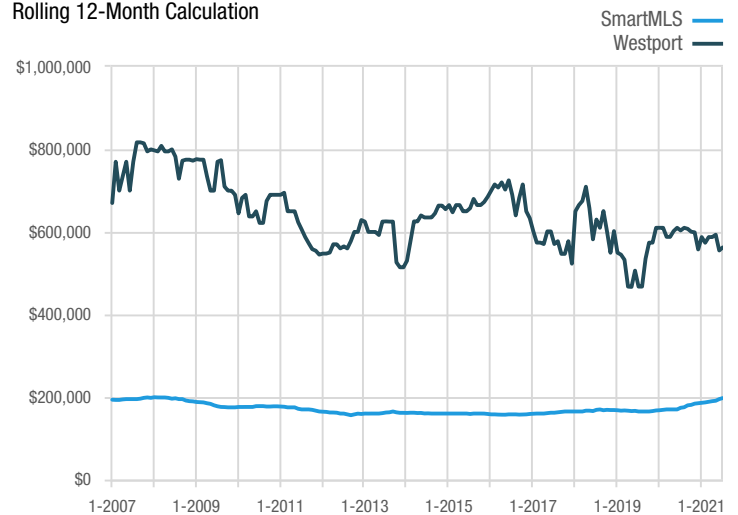
Median Sales Price - Single Family

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.