

Westport

Fairfield County

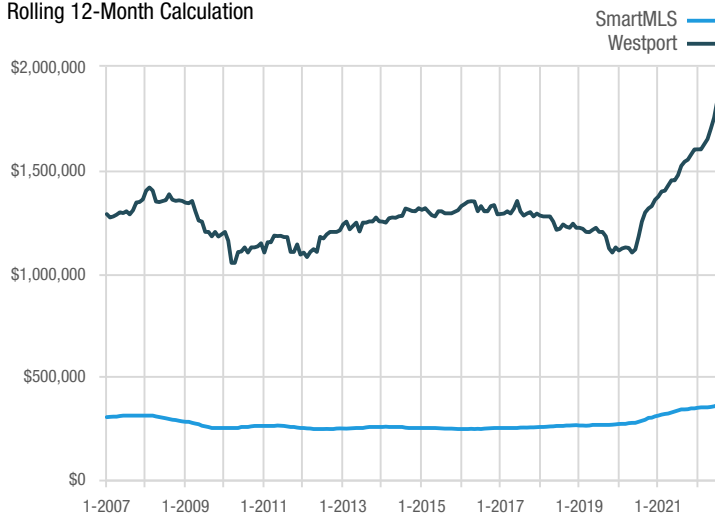
Single Family	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	56	47	- 16.1%	557	389	- 30.2%
Pending Sales	57	32	- 43.9%	365	285	- 21.9%
Closed Sales	72	45	- 37.5%	339	278	- 18.0%
Days on Market Until Sale	46	50	+ 8.7%	60	53	- 11.7%
Median Sales Price*	\$1,557,500	\$2,070,000	+ 32.9%	\$1,575,000	\$2,072,500	+ 31.6%
Average Sales Price*	\$1,921,717	\$2,598,684	+ 35.2%	\$1,864,527	\$2,438,363	+ 30.8%
Percent of List Price Received*	101.1%	105.9%	+ 4.7%	101.0%	105.4%	+ 4.4%
Inventory of Homes for Sale	200	122	- 39.0%	—	—	—
Months Supply of Inventory	3.5	3.1	- 11.4%	—	—	—

Townhouse/Condo	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	9	5	- 44.4%	31	65	+ 109.7%
Pending Sales	6	12	+ 100.0%	34	33	- 2.9%
Closed Sales	3	2	- 33.3%	31	17	- 45.2%
Days on Market Until Sale	48	4	- 91.7%	80	23	- 71.3%
Median Sales Price*	\$565,000	\$896,250	+ 58.6%	\$515,000	\$823,500	+ 59.9%
Average Sales Price*	\$653,333	\$896,250	+ 37.2%	\$628,002	\$852,676	+ 35.8%
Percent of List Price Received*	105.9%	110.0%	+ 3.9%	100.7%	108.8%	+ 8.0%
Inventory of Homes for Sale	18	35	+ 94.4%	—	—	—
Months Supply of Inventory	3.5	8.4	+ 140.0%	—	—	—

* 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.

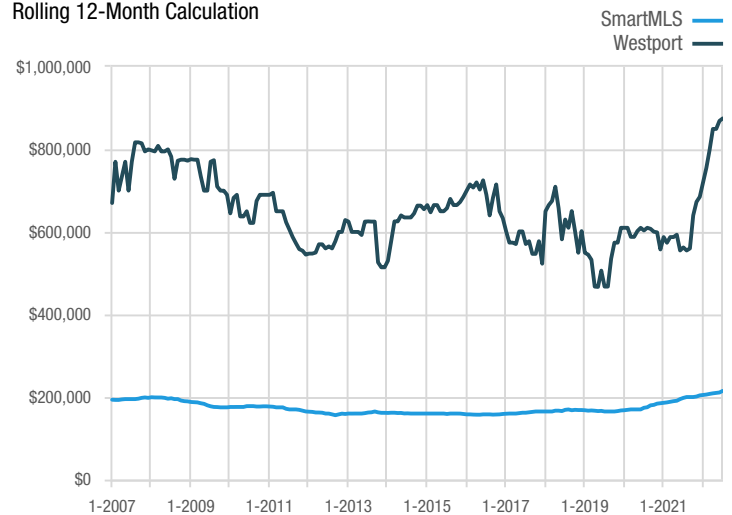
Median Sales Price - Single Family

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.