

City: Westport



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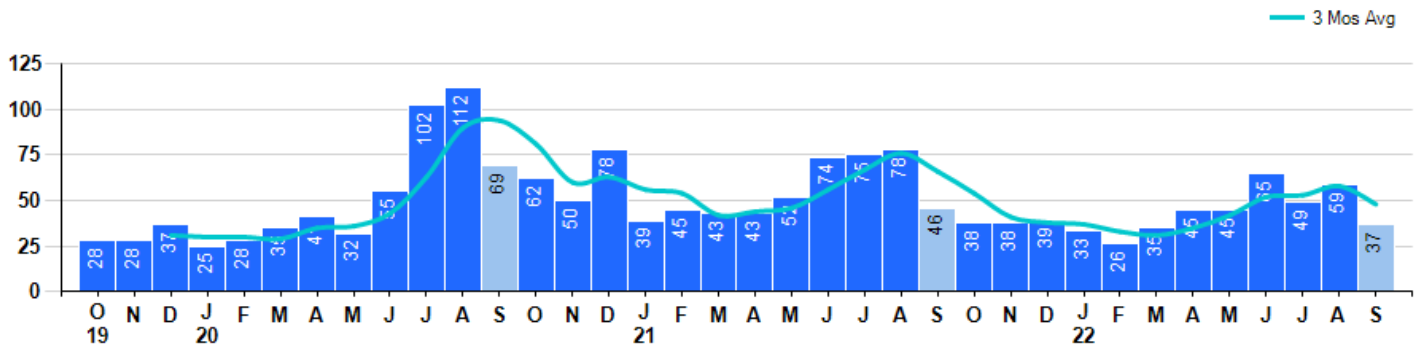
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				Trending Versus*:		
		LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$2,292,000	2%		0%				
Average List Price of all Current Listings	\$2,985,744	4%		-1%				
September Median Sales Price	\$1,925,000	5%	2%	36%	29%	\$1,900,000	26%	28%
September Average Sales Price	\$2,289,054	12%	-4%	33%	30%	\$2,295,502	30%	31%
Total Properties Currently for Sale (Inventory)	134	0%		-23%				
September Number of Properties Sold	37	-37%		-20%		394	-20%	
September Average Days on Market (Solds)	57	24%	19%	30%	-8%	55	-7%	-11%
Asking Price per Square Foot (based on New Listings)	\$525	-4%	-4%	-28%	0%	\$616	19%	17%
September Sold Price per Square Foot	\$502	4%	-15%	-3%	11%	\$560	24%	24%
September Month's Supply of Inventory	3.6	60%	17%	-4%	-3%	3.5	-6%	-7%
September Sale Price vs List Price Ratio	100.2%	0.2%	-3%	1%	0.3%	103.6%	3.5%	3.7%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

Property Sales

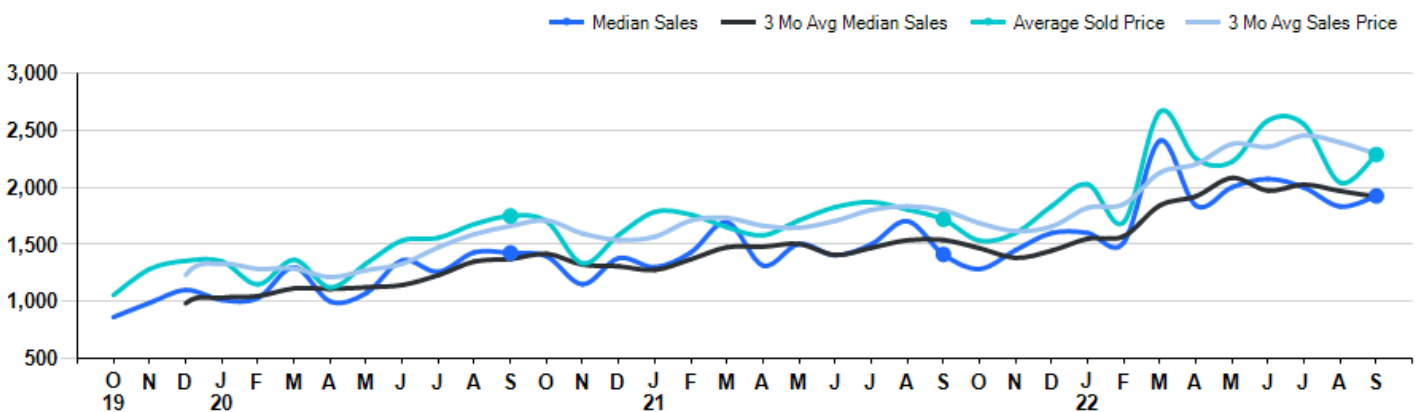
September Property sales were 37, down -19.6% from 46 in September of 2021 and -37.3% lower than the 59 sales last month. September 2022 sales were at their lowest level compared to September of 2021 and 2020. September YTD sales of 394 are running -20.4% behind last year's year-to-date sales of 495.



Prices

The Median Sales Price in September was \$1,925,000, up 36.3% from \$1,412,500 in September of 2021 and up 5.0% from \$1,832,500 last month. The Average Sales Price in September was \$2,289,054, up 33.1% from \$1,719,489 in September of 2021 and up 12.1% from \$2,042,587 last month. September 2022 ASP was at highest level compared to September of 2021 and 2020.

Median means Middle (the same # of properties sold above and below Median) (000's)



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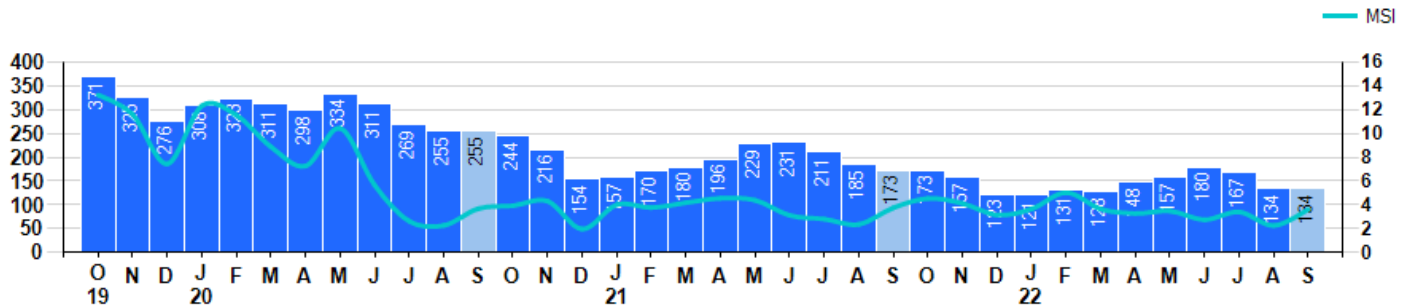
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Inventory & MSI

The Total Inventory of Properties available for sale as of September was 134, equal to 134 last month and down -22.5% from 173 in September of last year. September 2022 Inventory was at the lowest level compared to September of 2021 and 2020.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The September 2022 MSI of 3.6 months was at its lowest level compared with September of 2021 and 2020.

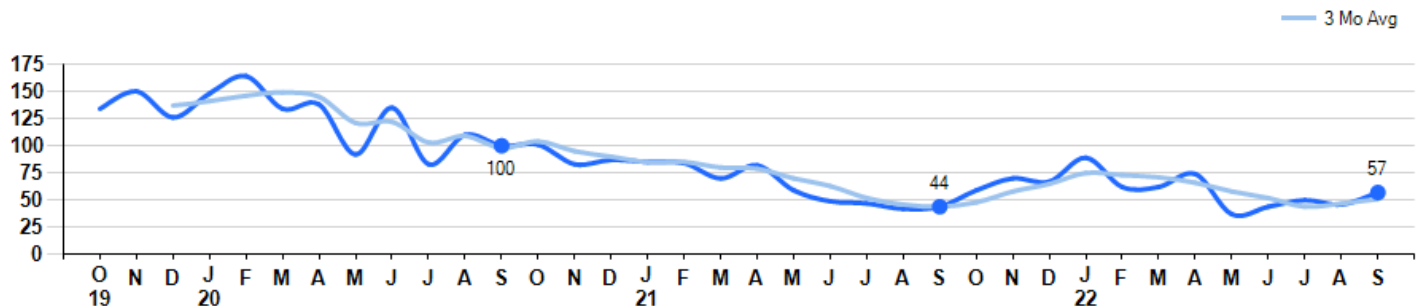
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



Market Time

The average Days On Market(DOM) shows how many days the average Property is on the Market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for September was 57, up 23.9% from 46 days last month and up 29.5% from 44 days in September of last year. The September 2022 DOM was at a mid range compared with September of 2021 and 2020.

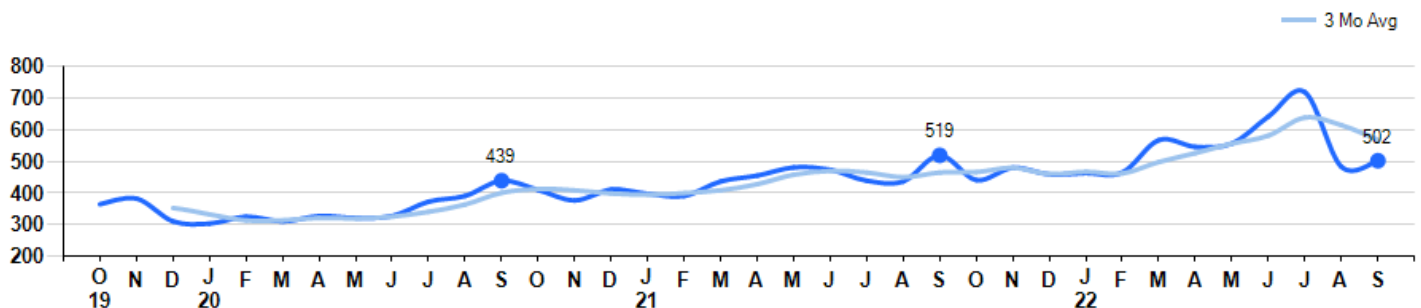
Average Days on Market(Listing to Contract) for properties sold during the month



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The September 2022 Selling Price per Square Foot of \$502 was up 3.9% from \$483 last month and down -3.3% from \$519 in September of last year.

Average Selling Price per Square Foot for properties that sold during the month



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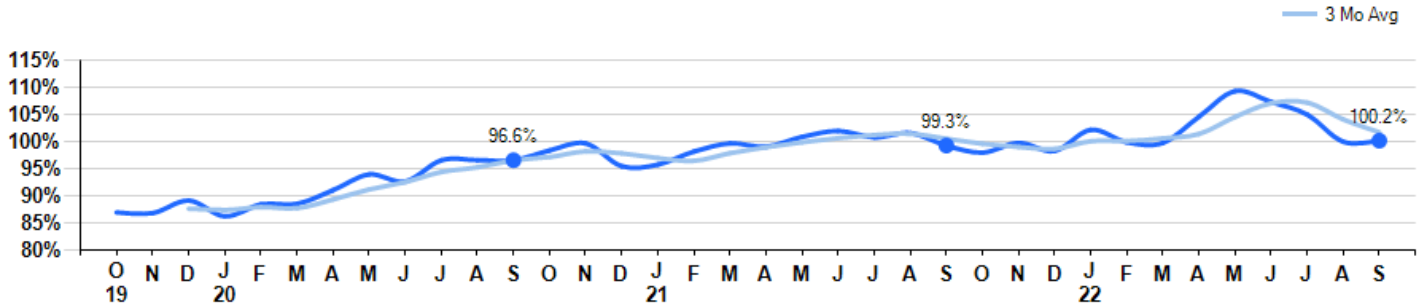
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Selling Price vs Listing Price

The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The September 2022 Selling Price vs List Price of 100.2% was up from 100.0% last month and up from 99.3% in September of last year.

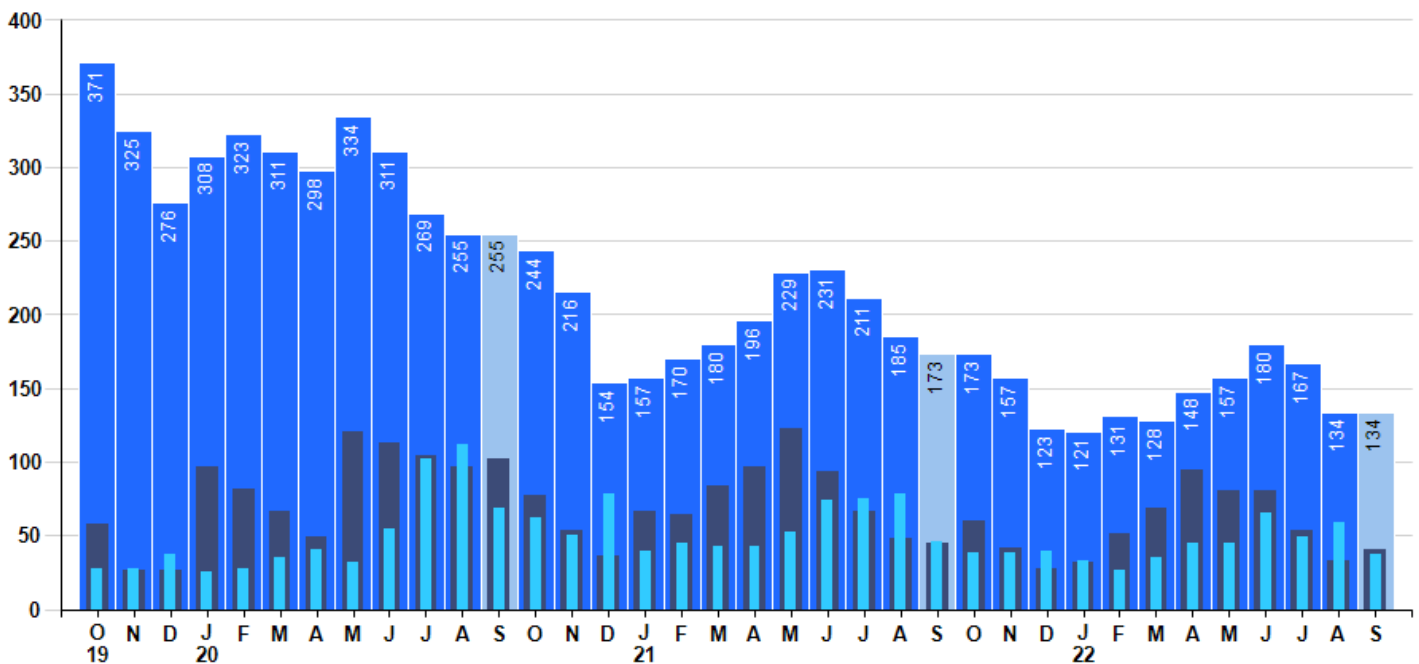
Avg Selling Price divided by Avg Listing Price for sold properties during the month



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in September 2022 was 41, up 24.2% from 33 last month and down -8.9% from 45 in September of last year.

Inventory NewListings Sold



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	O 19	N	D	J 20	F	M	A	M	J	J	A	S	O	N	D	J 21	F	M	A	M	J	J	A	S	O	N	D	J 22	F	M	A	M	J	J	A	S
Homes Sold	28	28	37	25	28	35	41	32	55	102	112	69	62	50	78	39	45	43	43	52	74	75	78	46	38	38	39	33	26	35	45	45	65	49	59	37
3 Mo. Roll Avg			31	30	30	29	35	36	43	63	90	94	81	60	63	56	54	42	44	46	56	67	76	66	54	41	38	37	33	31	35	42	52	53	58	48

(000's)	O 19	N	D	J 20	F	M	A	M	J	J	A	S	O	N	D	J 21	F	M	A	M	J	J	A	S	O	N	D	J 22	F	M	A	M	J	J	A	S
MedianSalePrice	863	988	1,100	1,013	1,030	1,300	1,000	1,073	1,360	1,260	1,431	1,425	1,395	1,150	1,380	1,300	1,430	1,695	1,315	1,505	1,405	1,501	1,705	1,413	1,285	1,451	1,600	1,600	1,518	2,410	1,840	2,002	2,075	1,999	1,833	1,925
3 Mo. Roll Avg			983	1,033	1,047	1,114	1,110	1,124	1,144	1,231	1,350	1,372	1,417	1,323	1,308	1,277	1,370	1,475	1,480	1,505	1,408	1,470	1,537	1,540	1,468	1,383	1,445	1,550	1,573	1,843	1,923	2,084	1,972	2,025	1,969	1,919

	O 19	N	D	J 20	F	M	A	M	J	J	A	S	O	N	D	J 21	F	M	A	M	J	J	A	S	O	N	D	J 22	F	M	A	M	J	J	A	S
Inventory	371	325	276	308	323	311	298	334	311	269	255	255	244	216	154	157	170	180	196	229	231	211	185	173	173	157	123	121	131	128	148	157	180	167	134	134
MSI	13	12	7	12	12	9	7	10	6	3	2	4	4	4	2	4	4	4	5	4	3	3	2	4	5	4	3	4	5	4	3	3	3	3	2	4

	O 19	N	D	J 20	F	M	A	M	J	J	A	S	O	N	D	J 21	F	M	A	M	J	J	A	S	O	N	D	J 22	F	M	A	M	J	J	A	S
Days On Market	134	150	126	148	164	134	138	92	135	83	110	100	101	83	87	85	84	70	82	59	49	47	42	44	59	70	67	89	62	62	74	37	44	50	46	57
3 Mo. Roll Avg			137	141	146	149	145	121	122	103	109	98	104	95	90	85	85	80	79	70	63	52	46	44	48	58	65	75	73	71	66	58	52	44	47	51

	O 19	N	D	J 20	F	M	A	M	J	J	A	S	O	N	D	J 21	F	M	A	M	J	J	A	S	O	N	D	J 22	F	M	A	M	J	J	A	S
Price per Sq Ft	365	383	311	304	326	311	328	322	328	373	391	439	410	377	411	398	391	437	455	481	474	439	437	519	441	480	459	463	465	567	546	556	641	718	483	502
3 Mo. Roll Avg			353	333	314	314	322	320	326	341	364	401	413	409	399	395	400	409	428	458	470	465	450	465	466	480	460	467	462	498	526	556	581	638	614	568

	O 19	N	D	J 20	F	M	A	M	J	J	A	S	O	N	D	J 21	F	M	A	M	J	J	A	S	O	N	D	J 22	F	M	A	M	J	J	A	S
Sale to List Price	0.870	0.869	0.892	0.863	0.885	0.886	0.911	0.940	0.927	0.966	0.966	0.966	0.984	0.997	0.955	0.958	0.982	0.997	0.991	1.009	1.020	1.008	1.016	0.993	0.980	0.998	0.983	1.022	0.999	0.998	1.046	1.093	1.073	1.050	1.000	1.002
3 Mo. Roll Avg			0.877	0.875	0.880	0.878	0.894	0.912	0.926	0.944	0.953	0.966	0.972	0.982	0.979	0.970	0.965	0.979	0.990	0.999	1.007	1.012	1.015	1.006	0.996	0.990	0.987	1.001	1.001	1.006	1.014	1.046	1.071	1.072	1.041	1.017

	O 19	N	D	J 20	F	M	A	M	J	J	A	S	O	N	D	J 21	F	M	A	M	J	J	A	S	O	N	D	J 22	F	M	A	M	J	J	A	S
New Listings	58	26	26	97	82	67	49	120	113	104	97	102	77	53	36	66	64	84	97	123	93	66	48	45	60	42	28	32	51	69	95	80	80	53	33	41
Inventory	371	325	276	308	323	311	298	334	311	269	255	255	244	216	154	157	170	180	196	229	231	211	185	173	173	157	123	121	131	128	148	157	180	167	134	134
Sales	28	28	37	25	28	35	41	32	55	102	112	69	62	50	78	39	45	43	43	52	74	75	78	46	38	38	39	33	26	35	45	45	65	49	59	37

(000's)	O 19	N	D	J 20	F	M	A	M	J	J	A	S	O	N	D	J 21	F	M	A	M	J	J	A	S	O	N	D	J 22	F	M	A	M	J	J	A	S
Avg Sale Price	1,056	1,285	1,356	1,352	1,149	1,365	1,123	1,333	1,535	1,558	1,679	1,749	1,703	1,333	1,584	1,785	1,762	1,651	1,580	1,712	1,827	1,871	1,807	1,719	1,534	1,601	1,836	2,029	1,696	2,664	2,254	2,226	2,589	2,552	2,043	2,289
3 Mo. Roll Avg			1,232	1,331	1,286	1,289	1,213	1,274	1,330	1,475	1,591	1,662	1,710	1,595	1,540	1,567	1,710	1,733	1,664	1,648	1,706	1,803	1,835	1,799	1,687	1,618	1,657	1,822	1,854	2,130	2,205	2,381	2,356	2,456	2,395	2,295