

# Market Trends Report

## February 2025

 **Property Type**

Single Family

 **Date Range**

March 2022 - February 2025

 **Price Range**

\$0 - \$999,999,999

 **Location**






CITY  
Weston






**Judy Michaelis**

Broker Lic#: 0750642

CONTACT

-  203-247-5000
-  judy.michaelis@coldwellbankermoves.com
-  judymichaelis.com
-  Coldwell Banker Realty  
355 Riverside Ave, Westport, CT 06880
-  203-227-8424

CONNECT WITH ME

-  @judy-michaelis-westport
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-  @judymichaelisrealtor



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## Overview

The overview below shows real estate activity from January 2025 to February 2025. You will see data comparisons between February and the previous month, the last three months and February 2024.

Overview	Monthly Trends				
	YTD Avg.	February	January	Nov. - Jan.	Feb. 2024
New Listings	21	15	6	5	13
Average Sales Price per Square Foot	385	398	371	365	256
Average Days on Market	79	71	86	68	43
Number of Properties for Sale	28	16	12	19	32
Average List Price	\$1,608,871	\$1,625,000	\$1,592,742	\$1,578,211	\$2,048,320
Median List Price	\$1,436,500	\$1,399,000	\$1,474,000	\$1,360,167	\$1,824,950
Average Sales Price	\$1,585,145	\$1,585,333	\$1,584,957	\$1,434,762	\$1,065,938
Median Sales Price	\$1,344,000	\$1,400,000	\$1,288,000	\$1,252,250	\$893,250
Sales Price / List Price Ratio	103.52%	100.71%	106.34%	103.78%	101.5%
Number of Properties Sold	20	9	11	11	8
Month's Supply of Inventory	1.44	1.78	1.09	1.66	4
Absorption Rate	0.74	0.56	0.92	0.69	0.25



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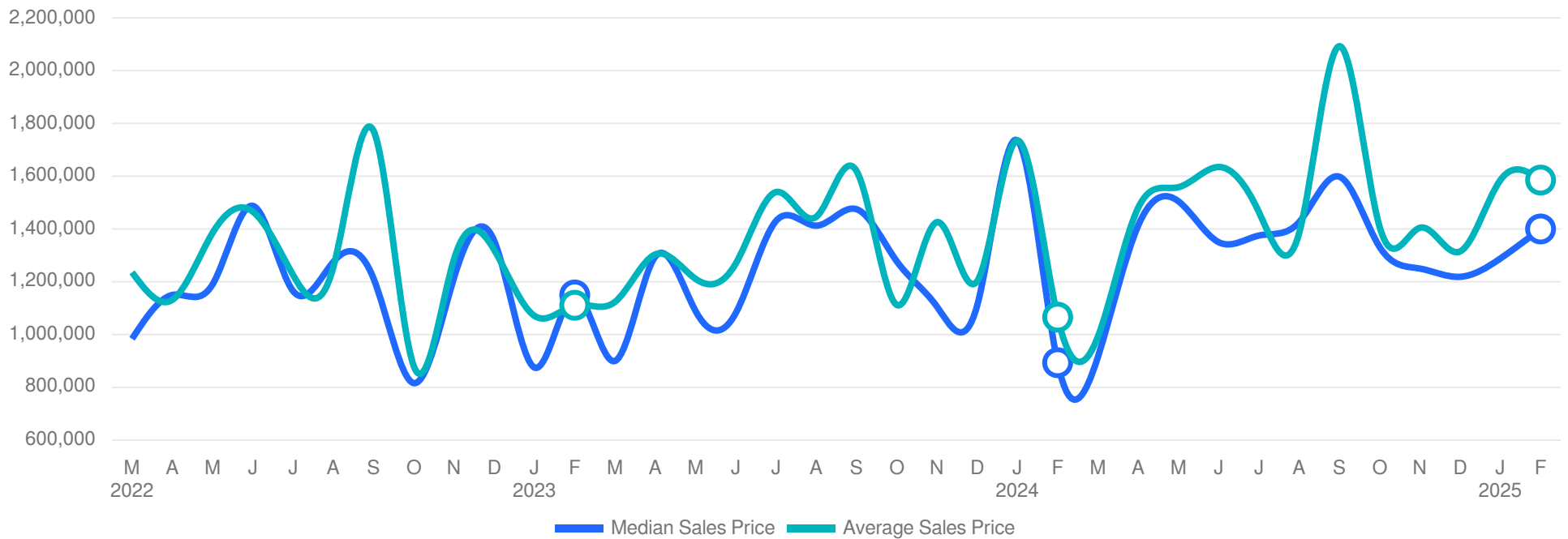
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## Average & Median Sales Price

The median sales price in February 2025 was \$1,400,000, up 8.70% from \$1,288,000 from the previous month and 56.73% higher than \$893,250 from February 2024. The February 2025 median sales price was at its highest level compared to February 2024 and 2023. The average sales price in February 2025 was \$1,585,333, equal to the previous month and 48.73% higher than \$1,065,938 from February 2024. The February 2025 average sale price was at its highest level compared to February 2024 and 2023.



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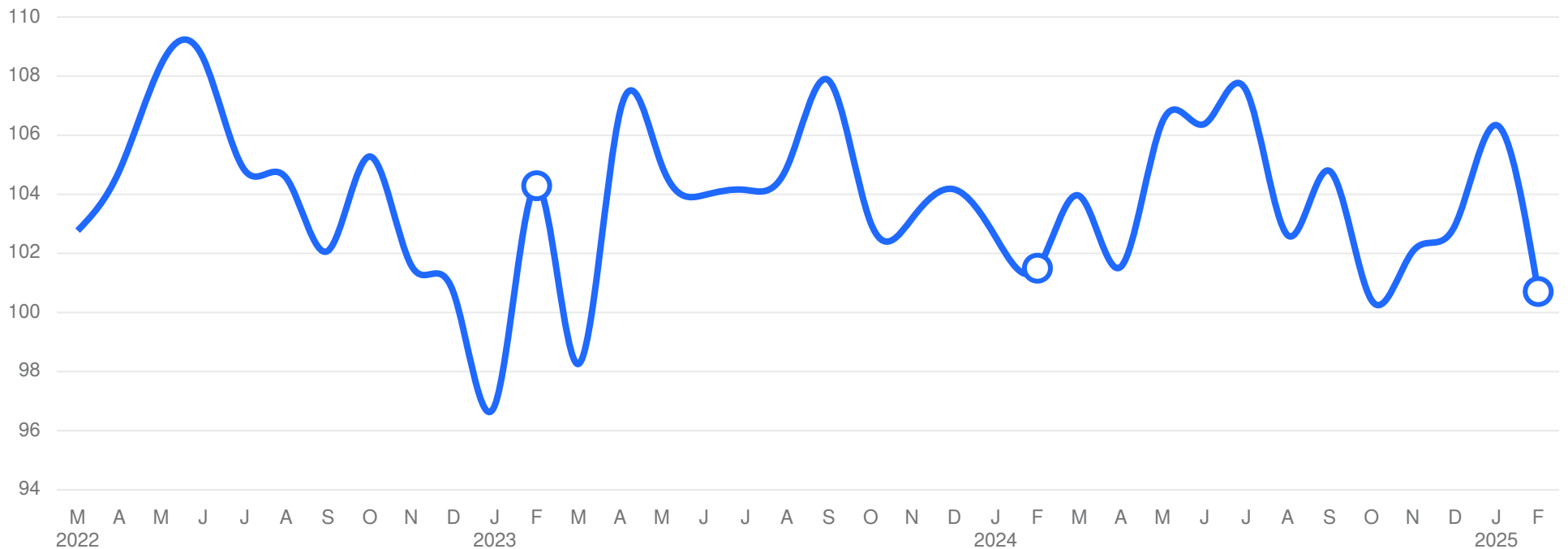
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## Sales Price / List Price Ratio

The sales price/list price ratio is the average sale price divided by the average list price for sold properties expressed as a percentage. If it is above 100%, homes are selling for more than the list price. If it is less than 100%, homes are selling for less than the list price. The February 2025 sales price/list price ratio was 100.71%, down from 106.34% from the previous month and equal to February 2024.



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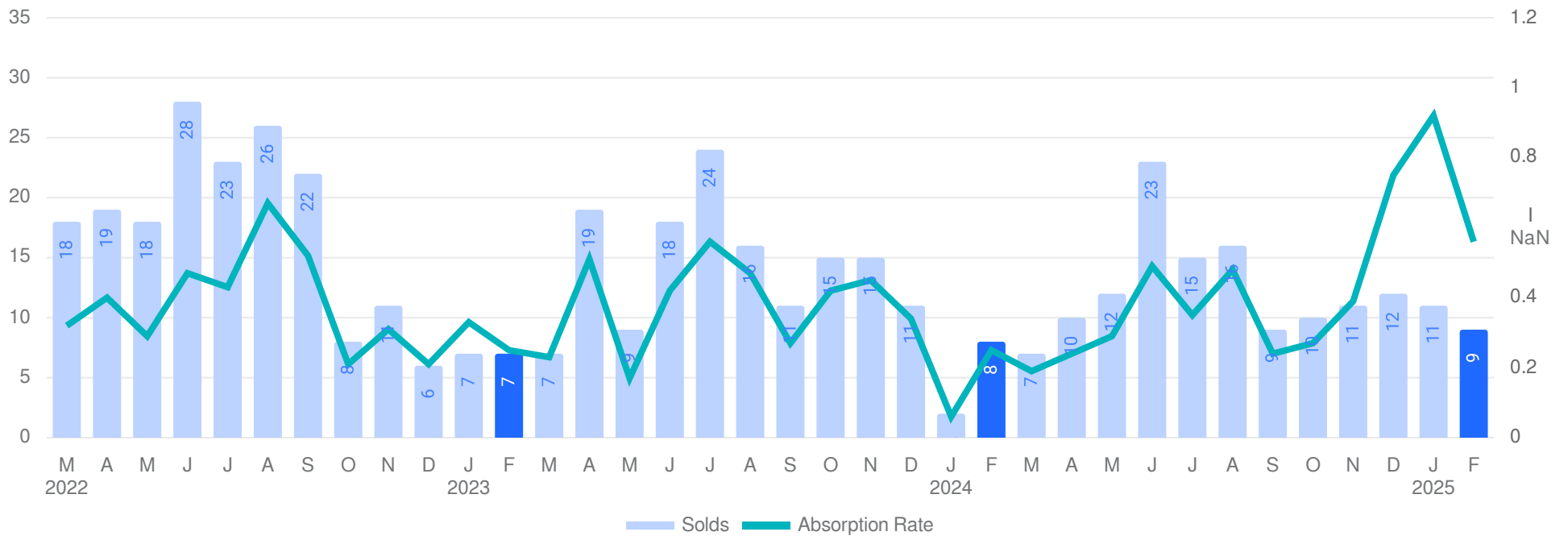
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## Number of Properties Sold & Absorption Rate

The number of properties sold in February 2025 was 9, down -18.18% from 11 from the previous month and 12.50% higher than 8 from February 2024. The February 2025 sales were at its highest level compared to February 2024 and 2023. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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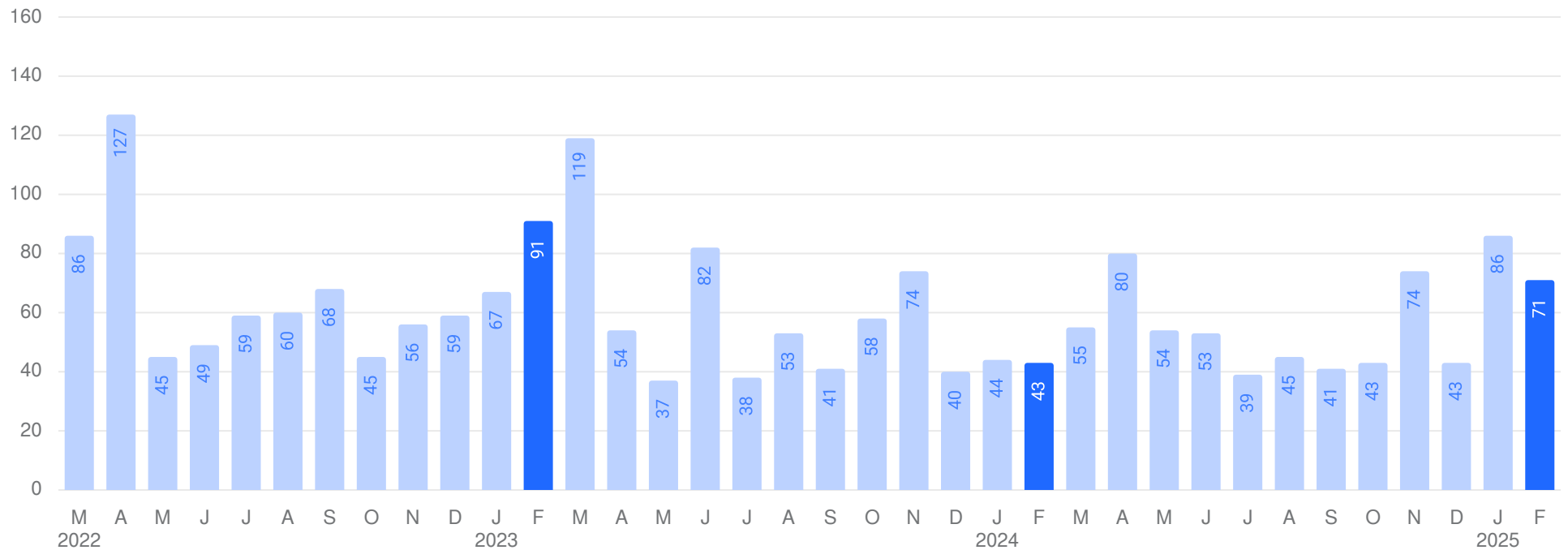
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## Average Days on Market

The average days on market (DOM) is the number of days a property is on the market before it sells. An upward trend in DOM tends to indicate a move towards a buyer's market, a downward trend tends to indicate a move towards seller's market. The DOM for February 2025 was 71 days, down -17.44% from 86 days from the previous month and 65.12% higher than 43 days from February 2024. The February 2025 DOM was at a mid level compared with February 2024 and 2023.



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## Average Sales Price per Square Foot

The average sales price per square foot is a more normalized indicator for the direction of property value. The sales price per square foot in February 2025 was \$398, up 7.28% from \$371 from the previous month and 55.47% higher than \$256 from February 2024.



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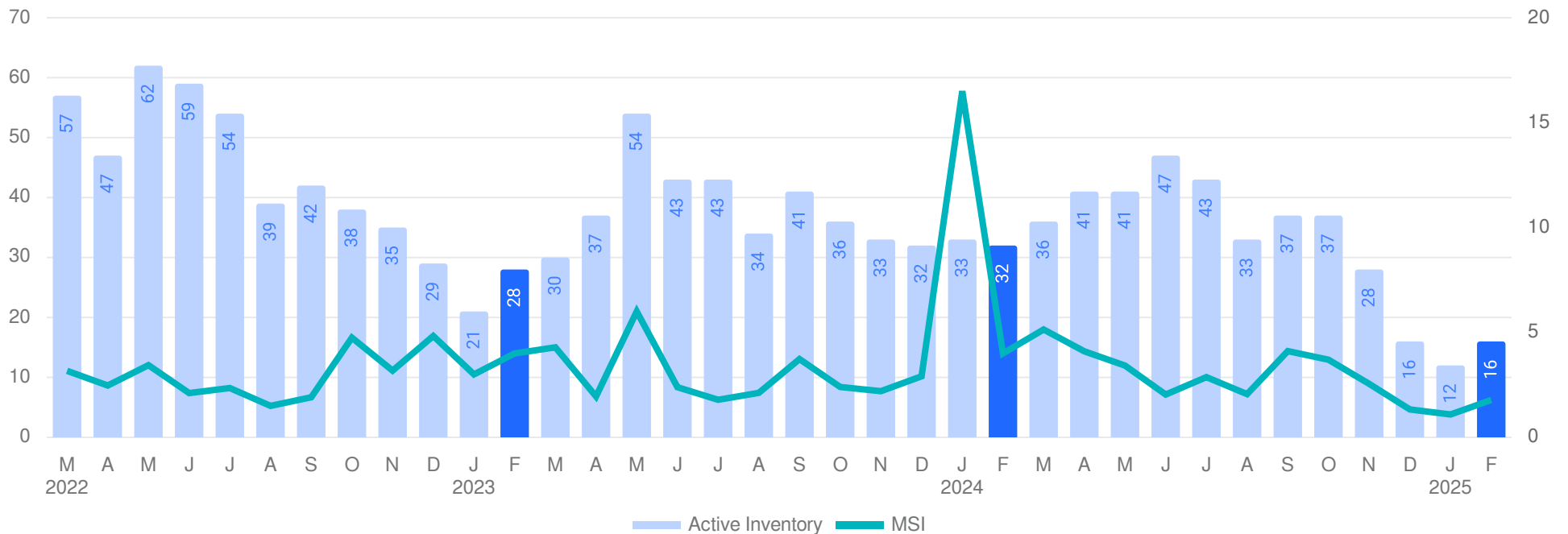
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## Inventory & MSI

The number of properties for sale in February 2025 was 16, up 33.33% from 12 from the previous month and -50.0% lower than 32 from February 2024. The February 2025 inventory was at its lowest level compared with February 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2025 MSI of 1.78 months was at its lowest level compared with February 2024 and 2023.



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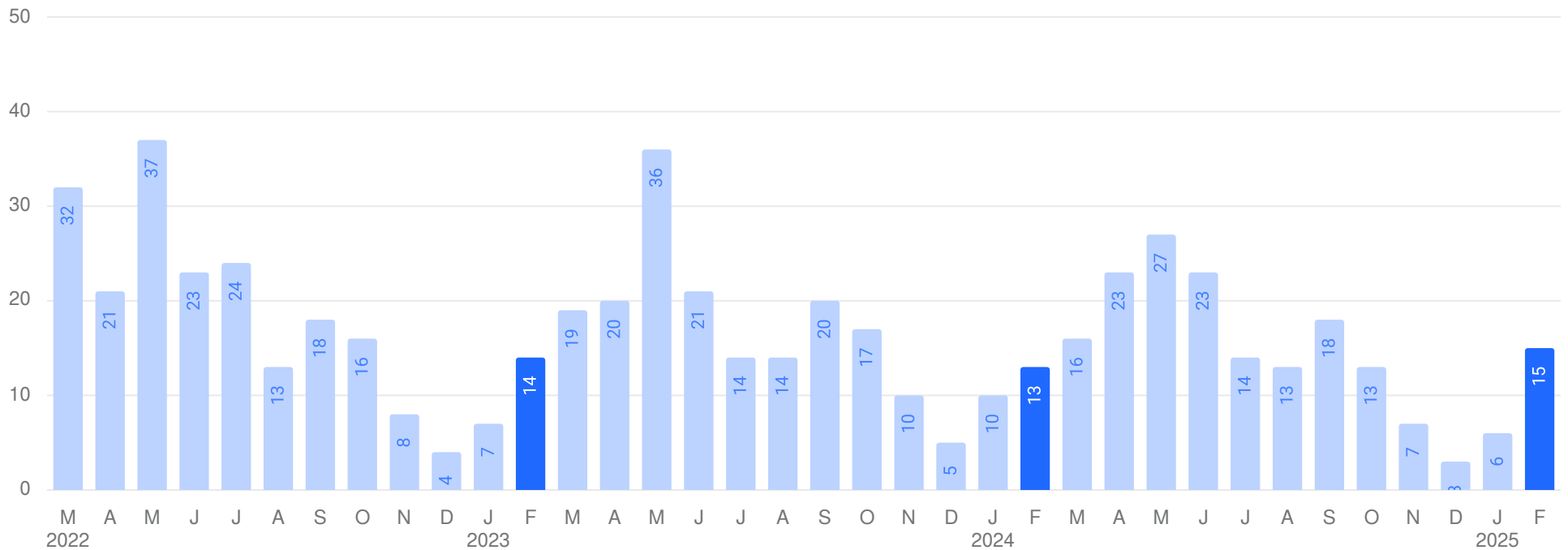
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## New Listings

The number of new listings in February 2025 was 15, up 150.0% from 6 from the previous month and 15.38% higher than 13 from February 2024. The February 2025 listings were at its highest level compared to February 2024 and 2023.



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