

# Market Trends Report

## March 2025

 Property Type

Single Family

 Date Range

April 2022 - March 2025

 Price Range

\$0 - \$999,999,999

 Location






CITY  
Westport






**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
-  fb.com/JudyMichaelisRealEstate
-  @judymichaelisrealtor



**Judy Michaelis**  
Broker

M: 203-247-5000  
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com  
<https://www.judymichaelis.com>

**City: Westport**  
Price Range: \$0 - \$999,999,999  
Properties: Single Family

## Overview

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

Overview	Monthly Trends				
	YTD Avg.	March	February	Dec. - Feb.	Mar. 2024
New Listings	100	39	28	24	42
Average Sales Price per Square Foot	600	616	605	606	471
Average Days on Market	57	69	61	55	65
Number of Properties for Sale	215	68	80	68	85
Average List Price	\$4,716,342	\$4,872,684	\$4,637,776	\$4,521,300	\$3,475,479
Median List Price	\$4,082,333	\$4,335,000	\$3,987,000	\$3,907,333	\$2,795,000
Average Sales Price	\$2,592,219	\$3,778,520	\$2,105,458	\$2,280,446	\$2,455,156
Median Sales Price	\$2,239,083	\$3,327,000	\$1,786,250	\$1,942,583	\$2,022,500
Sales Price / List Price Ratio	101.55%	103.11%	99.14%	100.59%	97.71%
Number of Properties Sold	43	17	12	19	16
Month's Supply of Inventory	5.15	4	6.67	4.44	5.31
Absorption Rate	0.2	0.25	0.15	0.3	0.19



**Judy Michaelis**  
Broker

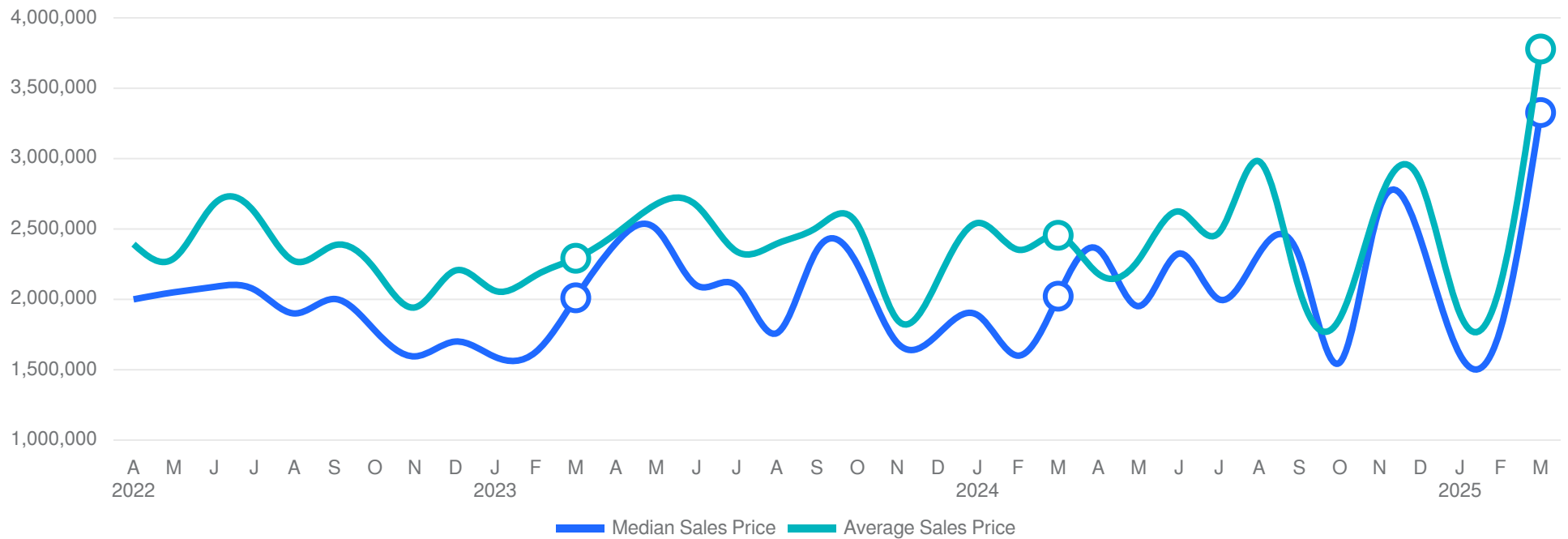
M: 203-247-5000  
Lic#: 0750642

[judy.michaelis@coldwellbankermoves.com](mailto:judy.michaelis@coldwellbankermoves.com)  
<https://www.judymichaelis.com>

**City: Westport**  
Price Range: \$0 - \$999,999,999  
Properties: Single Family

## Average & Median Sales Price

The median sales price in March 2025 was \$3,327,000, up 86.26% from \$1,786,250 from the previous month and 64.50% higher than \$2,022,500 from March 2024. The March 2025 median sales price was at its highest level compared to March 2024 and 2023. The average sales price in March 2025 was \$3,778,520, up 79.46% from \$2,105,458 from the previous month and 53.90% higher than \$2,455,156 from March 2024. The March 2025 average sale price was at its highest level compared to March 2024 and 2023.



Based on information from SmartMLS for the period 04/01/2022 through 3/31/2025. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



**Judy Michaelis**  
Broker

M: 203-247-5000  
Lic#: 0750642

[judy.michaelis@coldwellbankermoves.com](mailto:judy.michaelis@coldwellbankermoves.com)  
<https://www.judymichaelis.com>

**City: Westport**  
Price Range: \$0 - \$999,999,999  
Properties: Single Family

## 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 March 2025 sales price/list price ratio was 103.11%, up from 99.14% from the previous month and up from 97.71% from March 2024.



Based on information from SmartMLS for the period 04/01/2022 through 3/31/2025. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



**Judy Michaelis**  
Broker

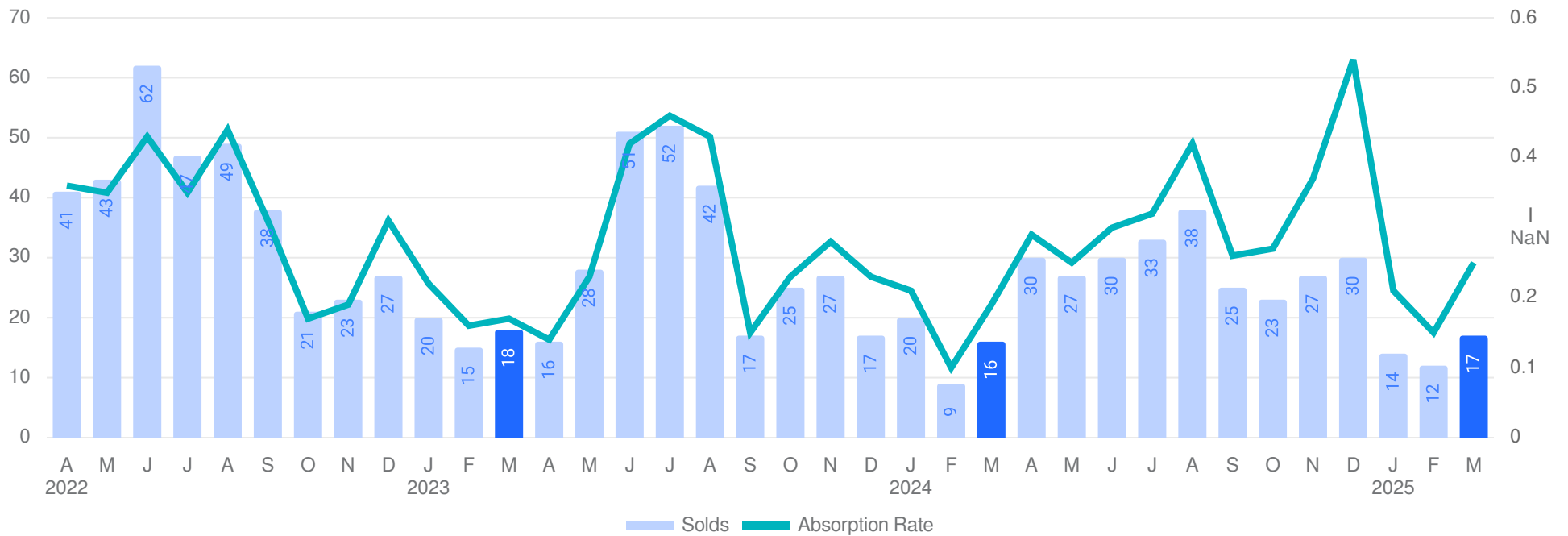
M: 203-247-5000  
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com  
<https://www.judymichaelis.com>

**City: Westport**  
Price Range: \$0 - \$999,999,999  
Properties: Single Family

## Number of Properties Sold & Absorption Rate

The number of properties sold in March 2025 was 17, up 41.67% from 12 from the previous month and 6.25% higher than 16 from March 2024. The March 2025 sales were at a mid level compared to March 2024 and 2023. Absorption rate is the avg number of sales per month divided by the total number of available properties.



Based on information from SmartMLS for the period 04/01/2022 through 3/31/2025. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



**Judy Michaelis**  
Broker

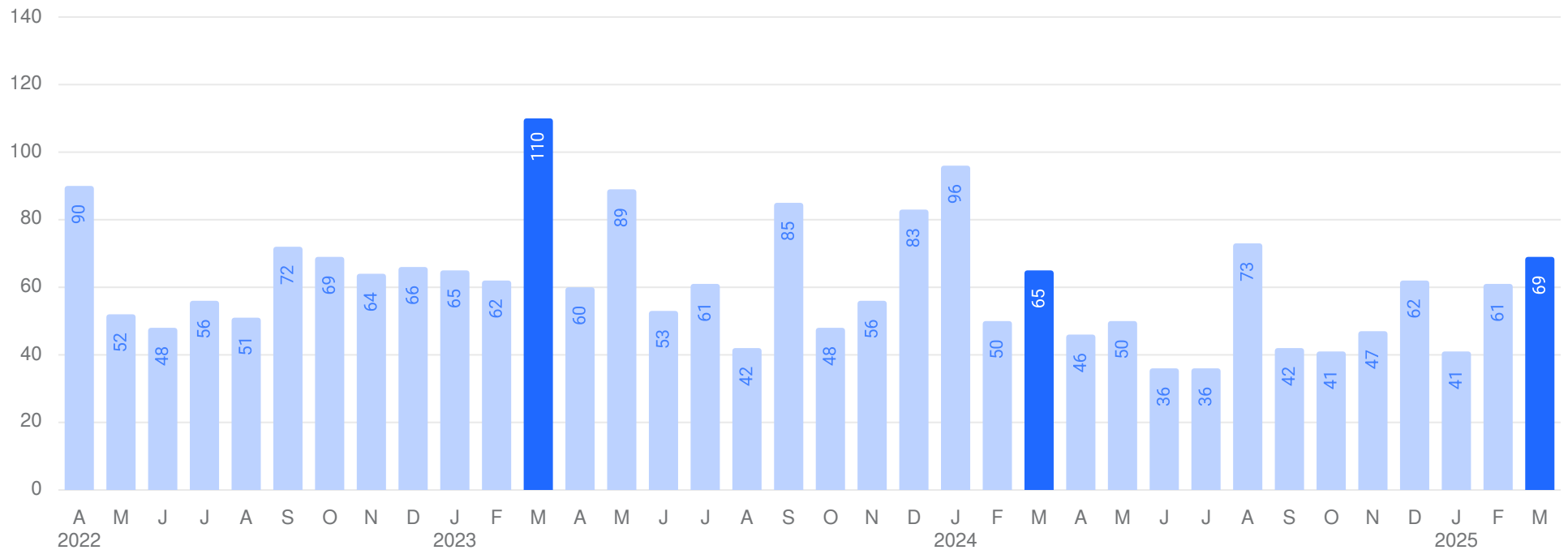
M: 203-247-5000  
Lic#: 0750642

[judy.michaelis@coldwellbankermoves.com](mailto:judy.michaelis@coldwellbankermoves.com)  
<https://www.judymichaelis.com>

**City: Westport**  
Price Range: \$0 - \$999,999,999  
Properties: Single Family

## 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 March 2025 was 69 days, up 13.11% from 61 days from the previous month and 6.15% higher than 65 days from March 2024. The March 2025 DOM was at a mid level compared with March 2024 and 2023.



Based on information from SmartMLS for the period 04/01/2022 through 3/31/2025. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



**Judy Michaelis**  
Broker

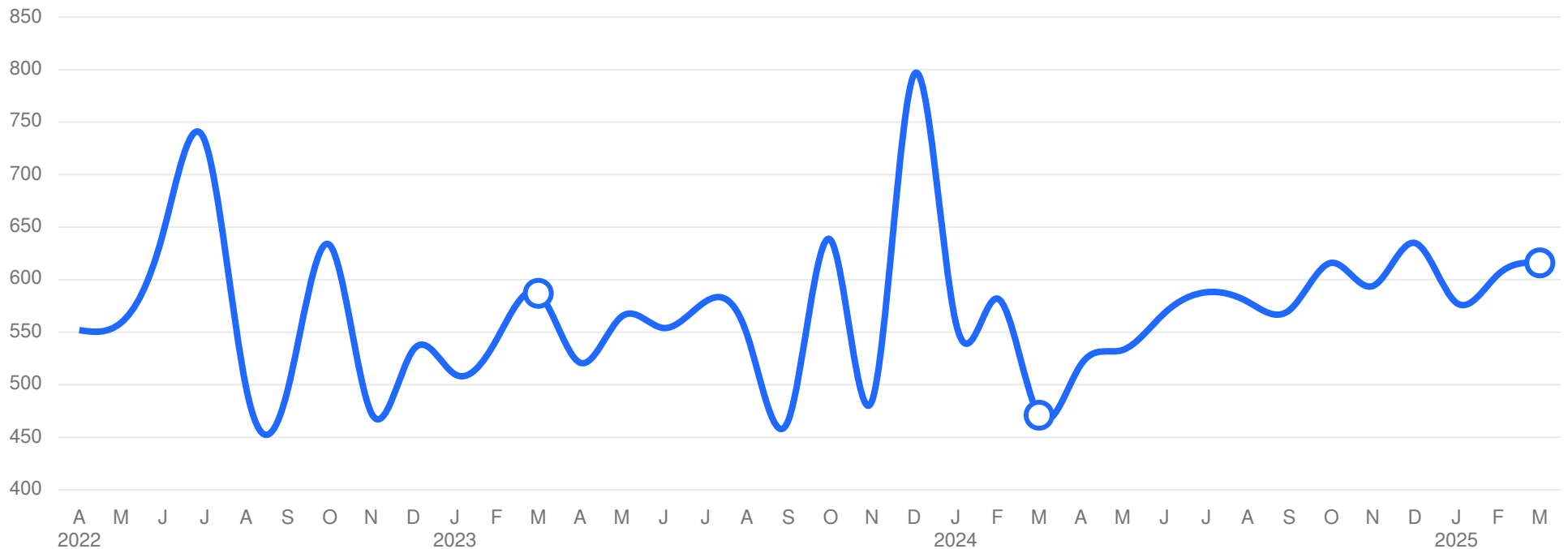
M: 203-247-5000  
Lic#: 0750642

[judy.michaelis@coldwellbankermoves.com](mailto:judy.michaelis@coldwellbankermoves.com)  
<https://www.judymichaelis.com>

**City: Westport**  
Price Range: \$0 - \$999,999,999  
Properties: Single Family

## 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 March 2025 was \$616, up 1.82% from \$605 from the previous month and 30.79% higher than \$471 from March 2024.



Based on information from SmartMLS for the period 04/01/2022 through 3/31/2025. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



**Judy Michaelis**  
Broker

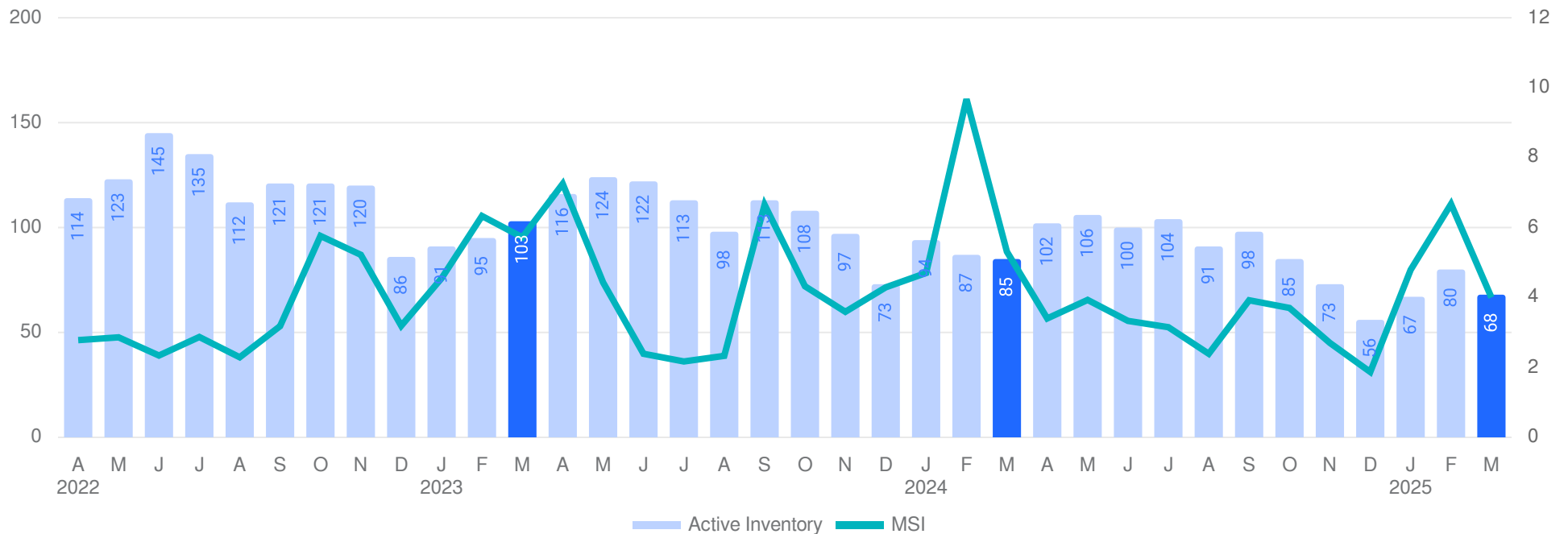
M: 203-247-5000  
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com  
<https://www.judymichaelis.com>

**City: Westport**  
Price Range: \$0 - \$999,999,999  
Properties: Single Family

## Inventory & MSI

The number of properties for sale in March 2025 was 68, down -15.00% from 80 from the previous month and -20.0% lower than 85 from March 2024. The March 2025 inventory was at its lowest level compared with March 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The March 2025 MSI of 4 months was at its lowest level compared with March 2024 and 2023.



Based on information from SmartMLS for the period 04/01/2022 through 3/31/2025. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.





**Judy Michaelis**  
Broker

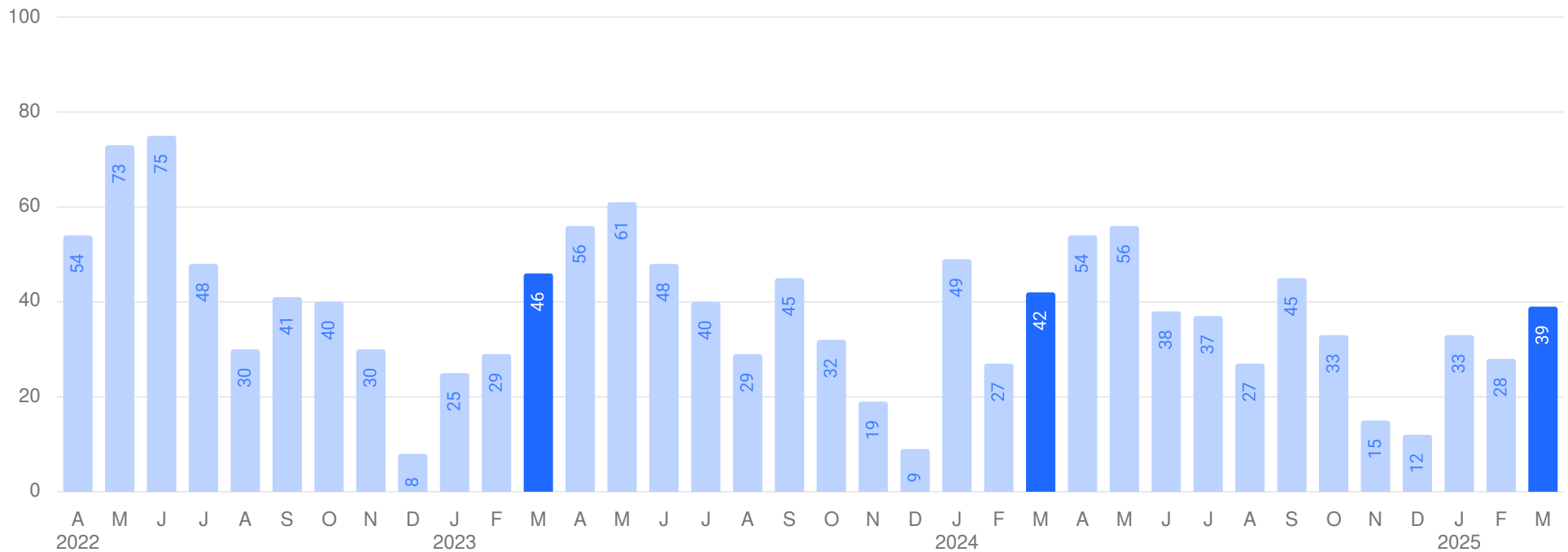
M: 203-247-5000  
Lic#: 0750642

[judy.michaelis@coldwellbankermoves.com](mailto:judy.michaelis@coldwellbankermoves.com)  
<https://www.judymichaelis.com>

**City: Westport**  
Price Range: \$0 - \$999,999,999  
Properties: Single Family

## New Listings

The number of new listings in March 2025 was 39, up 39.29% from 28 from the previous month and -7.14% lower than 42 from March 2024. The March 2025 listings were at its lowest level compared to March 2024 and 2023.



Based on information from SmartMLS for the period 04/01/2022 through 3/31/2025. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.