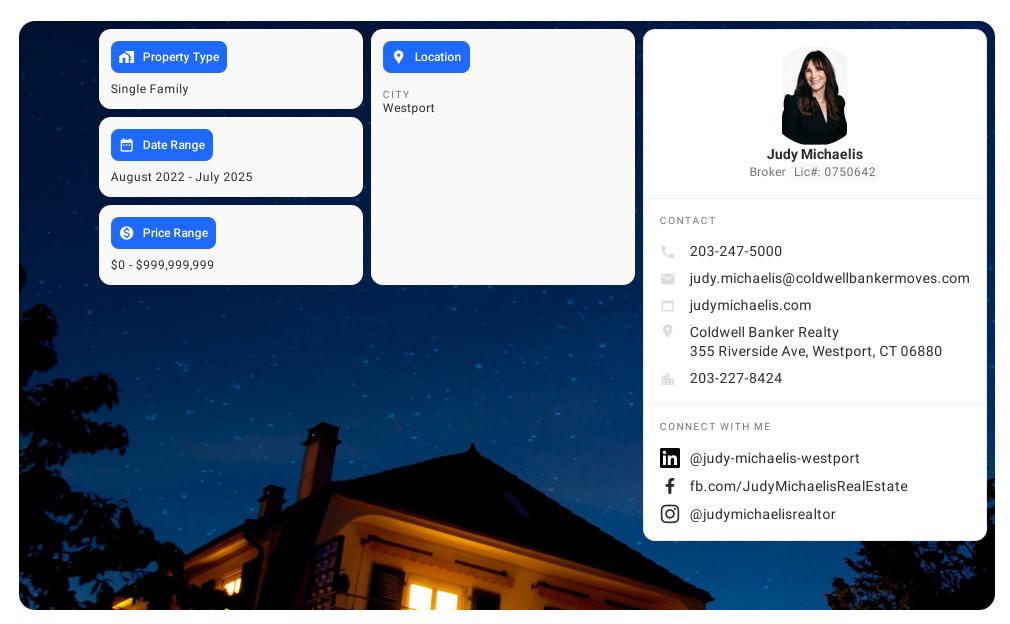


Market Trends Report July 2025





Judy Michaelis

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 July 2025. You will see data comparisons between July and the previous month, the last three months and July 2024.

	Monthly Trends				
Overview	YTD Avg.	July	June	Apr Jun.	Jul. 2024
New Listings	312	29	42	59	37
Average Sales Price per Square Foot	614	677	610	616	588
Average Days on Market	51	48	35	46	36
Number of Properties for Sale	715	102	126	124	104
Average List Price	\$4,157,227	\$3,929,602	\$3,920,694	\$3,887,762	\$3,724,940
Median List Price	\$3,496,643	\$3,474,500	\$3,249,500	\$3,164,833	\$2,949,000
Average Sales Price	\$2,550,653	\$2,696,779	\$2,370,361	\$2,618,341	\$2,473,675
Median Sales Price	\$2,264,923	\$2,077,500	\$2,012,211	\$2,382,237	\$2,000,000
Sales Price / List Price Ratio	102.7%	103.18%	105.35%	103.52%	103.26%
Number of Properties Sold	163	34	40	29	33
Month's Supply of Inventory	4.87	3	3.15	4.66	3.15
Absorption Rate	0.22	0.33	0.32	0.23	0.32



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

Average & Median Sales Price

The median sales price in July 2025 was \$2,077,500, up 3.24% from \$2,012,211 from the previous month and 3.88% higher than \$2,000,000 from July 2024. The July 2025 median sales price was at a mid level compared to July 2024 and 2023. The average sales price in July 2025 was \$2,696,779, up 13.77% from \$2,370,361 from the previous month and 9.02% higher than \$2,473,675 from July 2024. The July 2025 average sale price was at its highest level compared to July 2024 and 2023.



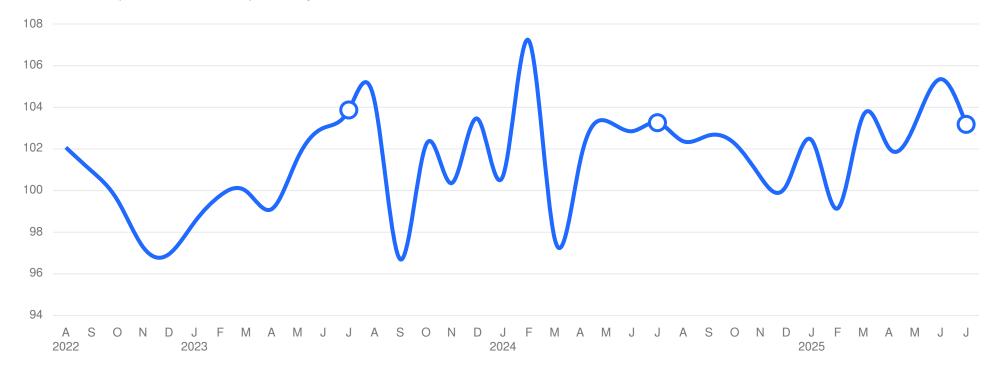


M: 203-247-5000 Lic#: 0750642 judy.michaelis@coldwellbankermoves.com https://www.judymichaelis.com City: Westport
Price Range: \$0 \$999,999,999

Properties: Single Family

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 July 2025 sales price/list price ratio was 103.18%, down from 105.35% from the previous month and equal to July 2024.





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 July 2025 was 34, down -15.00% from 40 from the previous month and 3.03% higher than 33 from July 2024. The July 2025 sales were at a mid level compared to July 2024 and 2023. Absorption rate is the avg number of sales per month divided by the total number of available properties.



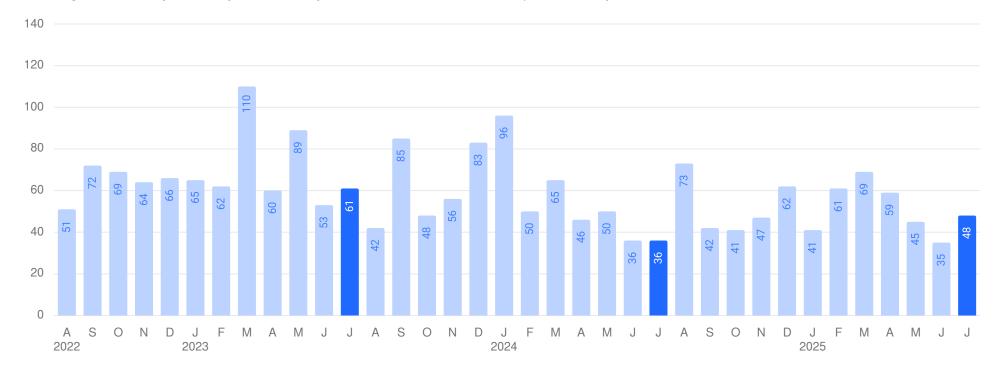


M: 203-247-5000 Lic#: 0750642 judy.michaelis@coldwellbankermoves.com https://www.judymichaelis.com City: Westport
Price Range: \$0 \$999,999,999

Properties: Single Family

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 July 2025 was 48 days, up 37.14% from 35 days from the previous month and 33.33% higher than 36 days from July 2024. The July 2025 DOM was at a mid level compared with July 2024 and 2023.



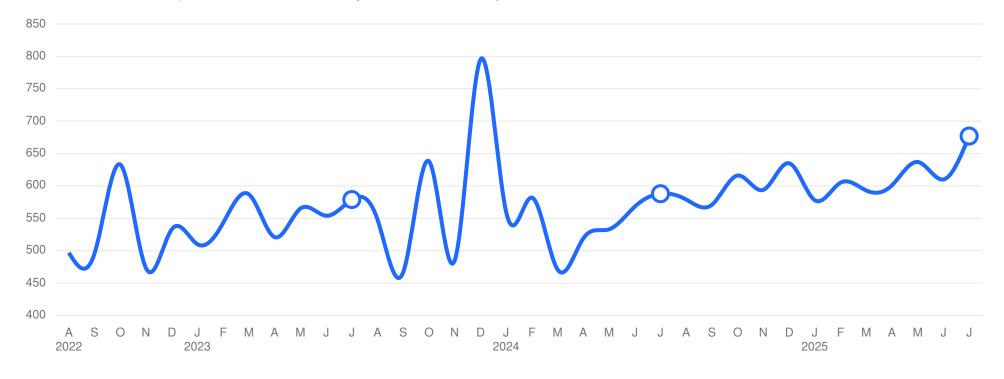


M: 203-247-5000 Lic#: 0750642 judy.michaelis@coldwellbankermoves.com https://www.judymichaelis.com City: Westport
Price Range: \$0 \$999,999,999

Properties: Single Family

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 July 2025 was \$677, up 10.98% from \$610 from the previous month and 15.14% higher than \$588 from July 2024.





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 July 2025 was 102, down -19.05% from 126 from the previous month and -1.92% lower than 104 from July 2024. The July 2025 inventory was at its lowest level compared with July 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The July 2025 MSI of 3 months was at a mid level compared with July 2024 and 2023.





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

New Listings

The number of new listings in July 2025 was 29, down -30.95% from 42 from the previous month and -21.62% lower than 37 from July 2024. The July 2025 listings were at its lowest level compared to July 2024 and 2023.

