

Market Trends Report

September 2025

 Property Type

Single Family

 Date Range

October 2022 - September 2025

 Price Range

\$0 - \$999,999,999

 Location

CITY
Westport



Judy Michaelis

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Overview

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

Overview	Monthly Trends				
	YTD Avg.	September	August	Jun. - Aug.	Sep. 2024
New Listings	377	34	27	33	46
Average Sales Price per Square Foot	619	638	636	641	571
Average Days on Market	51	53	51	45	42
Number of Properties for Sale	931	87	99	115	99
Average List Price	\$4,025,870	\$3,703,576	\$3,807,100	\$3,798,941	\$4,107,543
Median List Price	\$3,451,889	\$3,695,000	\$3,375,000	\$3,206,500	\$3,599,000
Average Sales Price	\$2,558,090	\$2,379,482	\$2,788,757	\$2,618,632	\$2,068,620
Median Sales Price	\$2,273,885	\$2,015,000	\$2,595,500	\$2,228,404	\$2,300,000
Sales Price / List Price Ratio	102.45%	100.24%	102.95%	103.83%	102.65%
Number of Properties Sold	227	32	32	35	25
Month's Supply of Inventory	4.55	2.72	3.09	3.26	3.96
Absorption Rate	0.24	0.37	0.32	0.31	0.25



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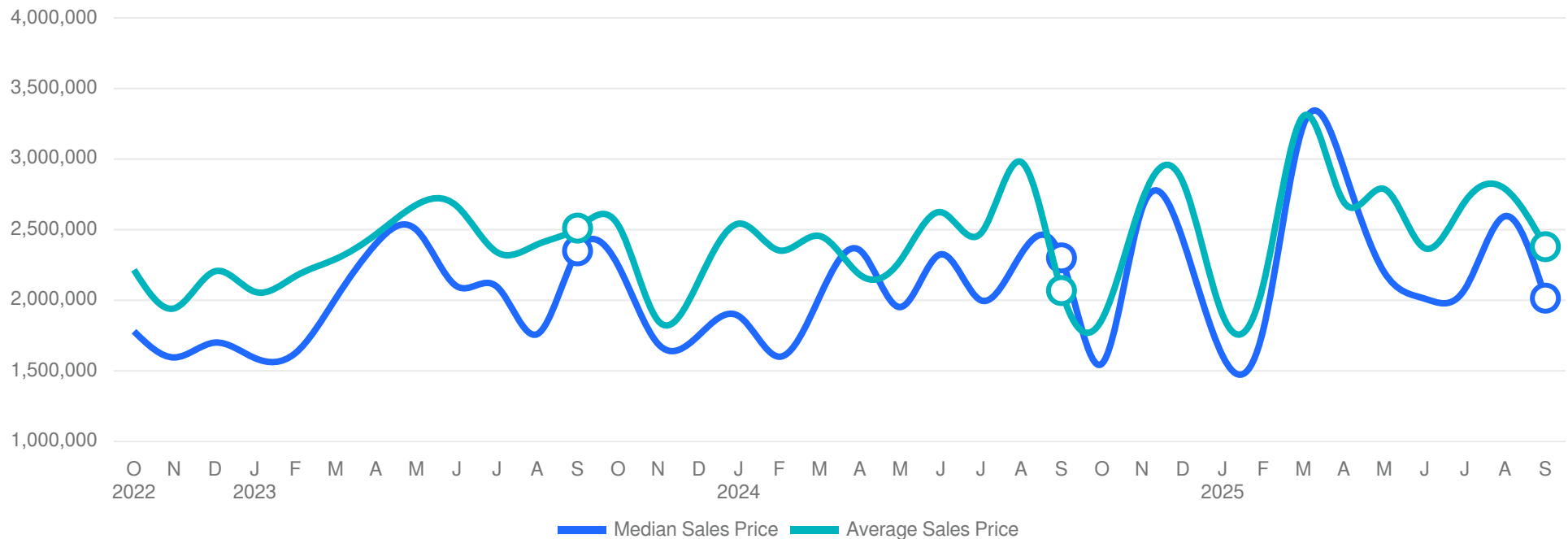
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Average & Median Sales Price

The median sales price in September 2025 was \$2,015,000, down -22.37% from \$2,595,500 from the previous month and -12.39% lower than \$2,300,000 from September 2024. The September 2025 median sales price was at its lowest level compared to September 2024 and 2023. The average sales price in September 2025 was \$2,379,482, down -14.68% from \$2,788,757 from the previous month and 15.03% higher than \$2,068,620 from September 2024. The September 2025 average sale price was at a mid level compared to September 2024 and 2023.





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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 September 2025 sales price/list price ratio was 100.24%, down from 102.95% from the previous month and down from 102.65% from September 2024.





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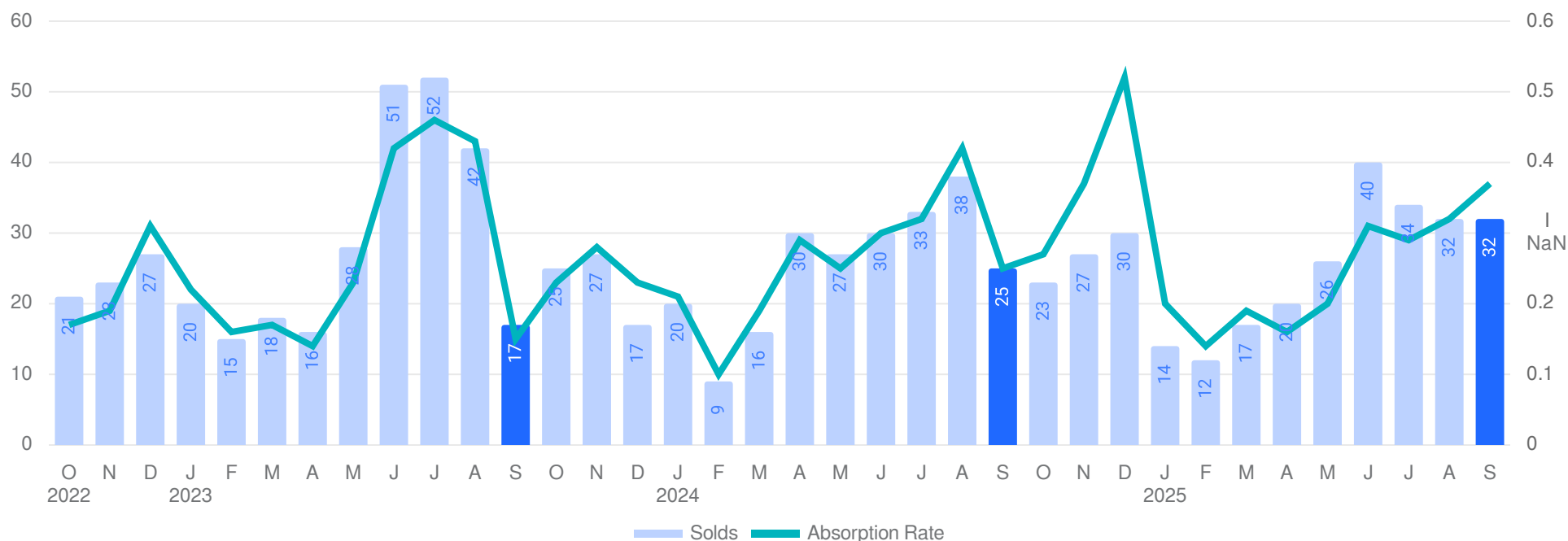
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Number of Properties Sold & Absorption Rate

The number of properties sold in September 2025 was 32, equal to the previous month and 28.00% higher than 25 from September 2024. The September 2025 sales were at its highest level compared to September 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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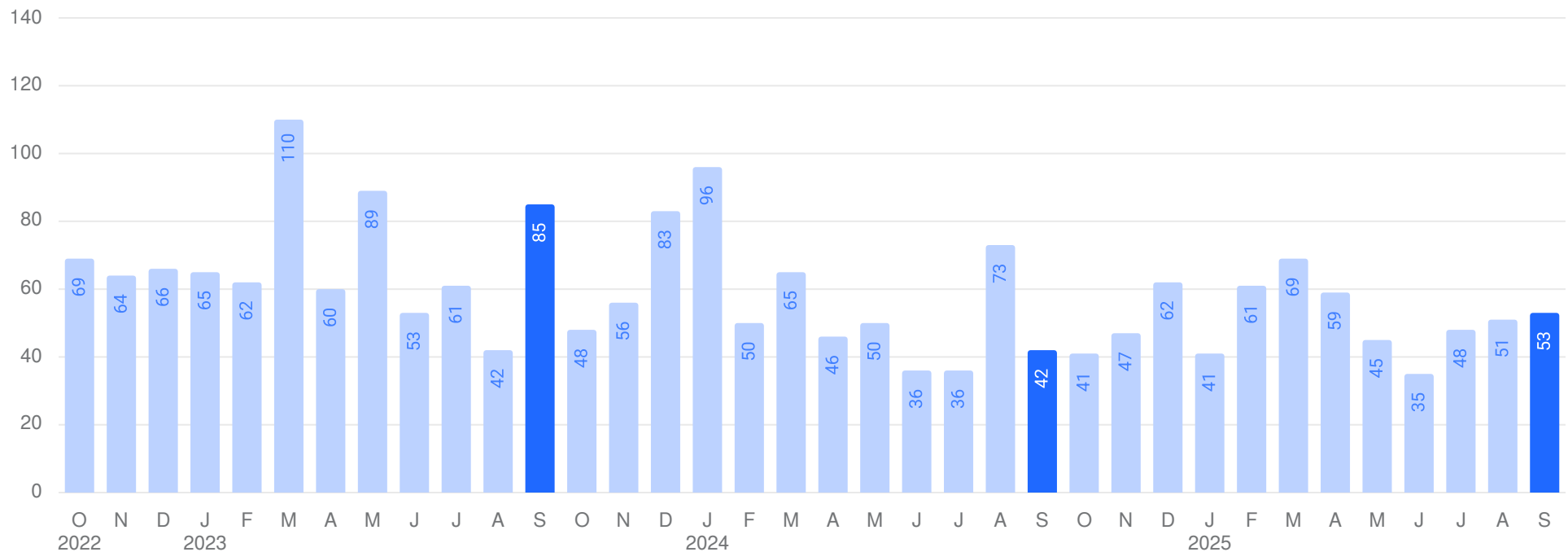
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Average Days on Market

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 September 2025 was 53 days, up 3.92% from 51 days from the previous month and 26.19% higher than 42 days from September 2024. The September 2025 DOM was at a mid level compared with September 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 September 2025 was \$638, equal to the previous month and 11.73% higher than \$571 from September 2024.





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Inventory & MSI

The number of properties for sale in September 2025 was 87, down -12.12% from 99 from the previous month and -12.12% lower than 99 from September 2024. The September 2025 inventory was at its lowest level compared with September 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The September 2025 MSI of 2.72 months was at its lowest level compared with September 2024 and 2023.





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New Listings

The number of new listings in September 2025 was 34, up 25.93% from 27 from the previous month and -26.09% lower than 46 from September 2024. The September 2025 listings were at its lowest level compared to September 2024 and 2023.

