

# Market Trends Report

## December 2025

 Property Type

Single Family

 Date Range

January 2023 - December 2025

 Price Range

\$0 - \$999,999,999

 Location

CITY  
Westport



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## Overview

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

Overview	Monthly Trends				
	YTD Avg.	December	November	Sep. - Nov.	Dec. 2024
New Listings	452	10	19	33	14
Average Sales Price per Square Foot	652	719	884	722	635
Average Days on Market	56	72	58	62	62
Number of Properties for Sale	1196	56	81	94	60
Average List Price	\$4,005,047	\$4,008,089	\$3,806,802	\$3,917,734	\$4,156,372
Median List Price	\$3,371,208	\$3,525,000	\$3,500,000	\$3,365,000	\$3,549,500
Average Sales Price	\$2,711,483	\$2,306,235	\$4,070,440	\$3,196,075	\$2,843,200
Median Sales Price	\$2,296,872	\$1,810,000	\$2,425,000	\$2,434,167	\$2,437,500
Sales Price / List Price Ratio	101.96%	100.95%	100.46%	100.22%	100.22%
Number of Properties Sold	299	17	25	29	30
Month's Supply of Inventory	4.33	3.29	3.24	3.23	2
Absorption Rate	0.25	0.3	0.31	0.31	0.5



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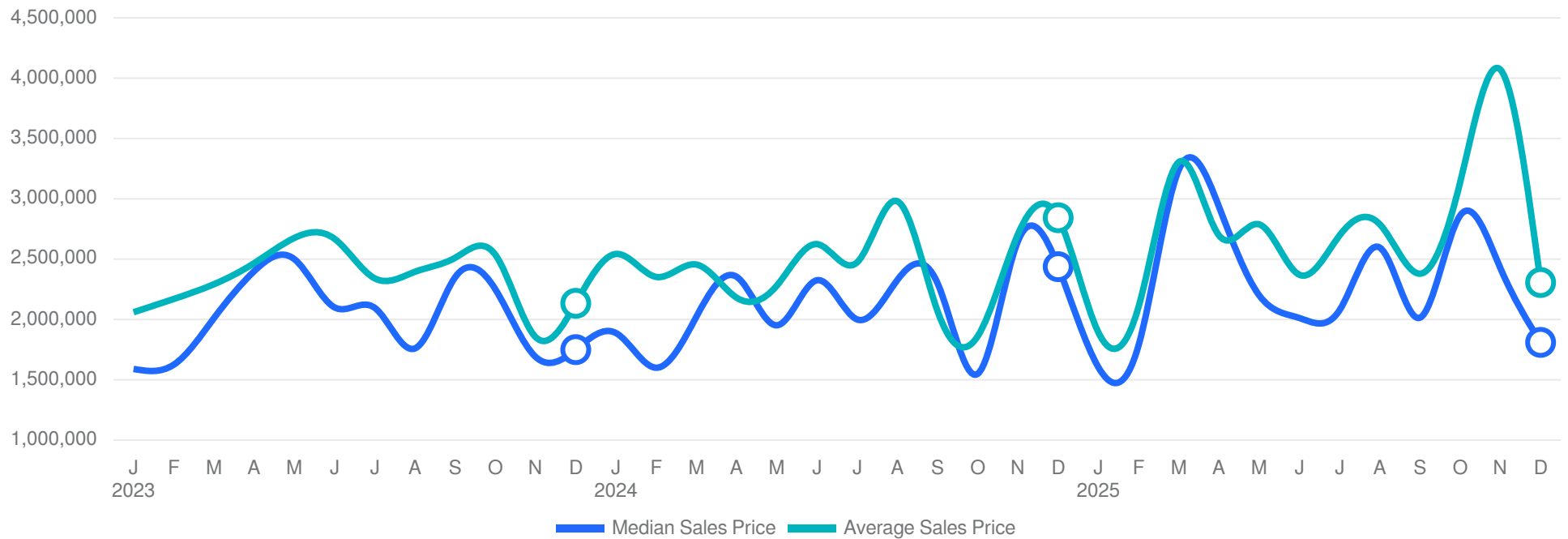
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## Average & Median Sales Price

The median sales price in December 2025 was \$1,810,000, down -25.36% from \$2,425,000 from the previous month and -25.74% lower than \$2,437,500 from December 2024. The December 2025 median sales price was at a mid level compared to December 2024 and 2023. The average sales price in December 2025 was \$2,306,235, down -43.34% from \$4,070,440 from the previous month and -18.89% lower than \$2,843,200 from December 2024. The December 2025 average sale price was at a mid level compared to December 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 December 2025 sales price/list price ratio was 100.95%, equal to the previous month and equal to December 2024.



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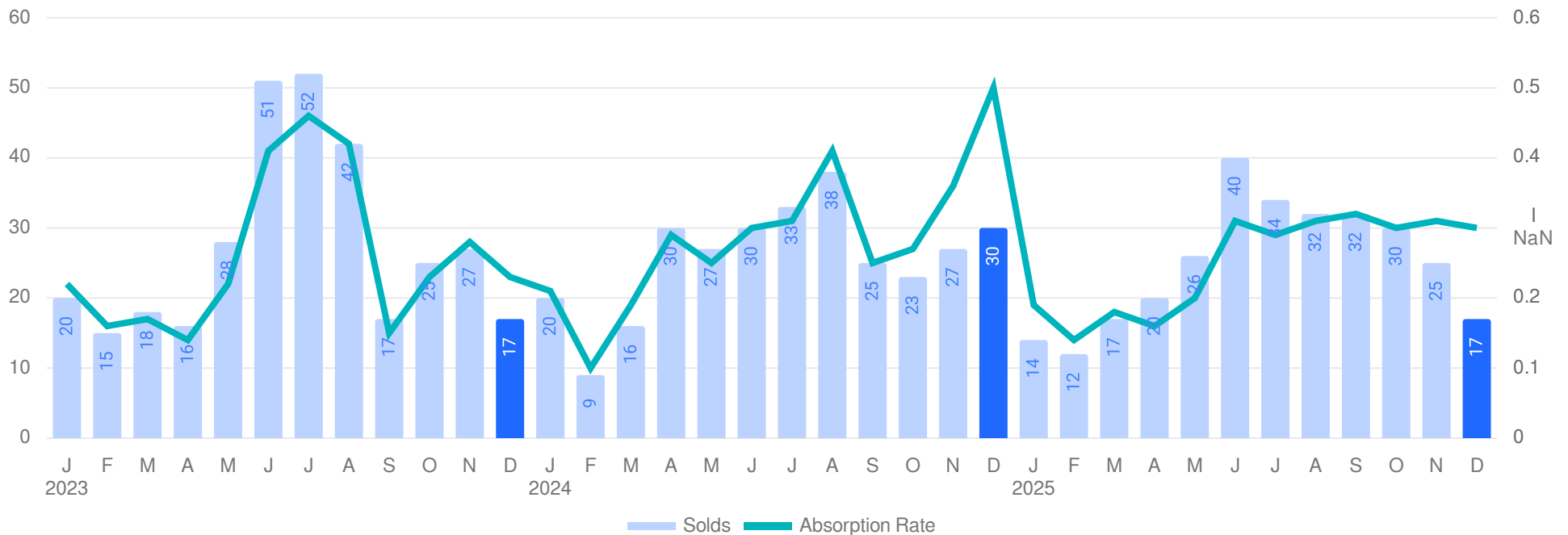
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## Number of Properties Sold & Absorption Rate

The number of properties sold in December 2025 was 17, down -32.00% from 25 from the previous month and -43.33% lower than 30 from December 2024. The December 2025 sales were at its lowest level compared to December 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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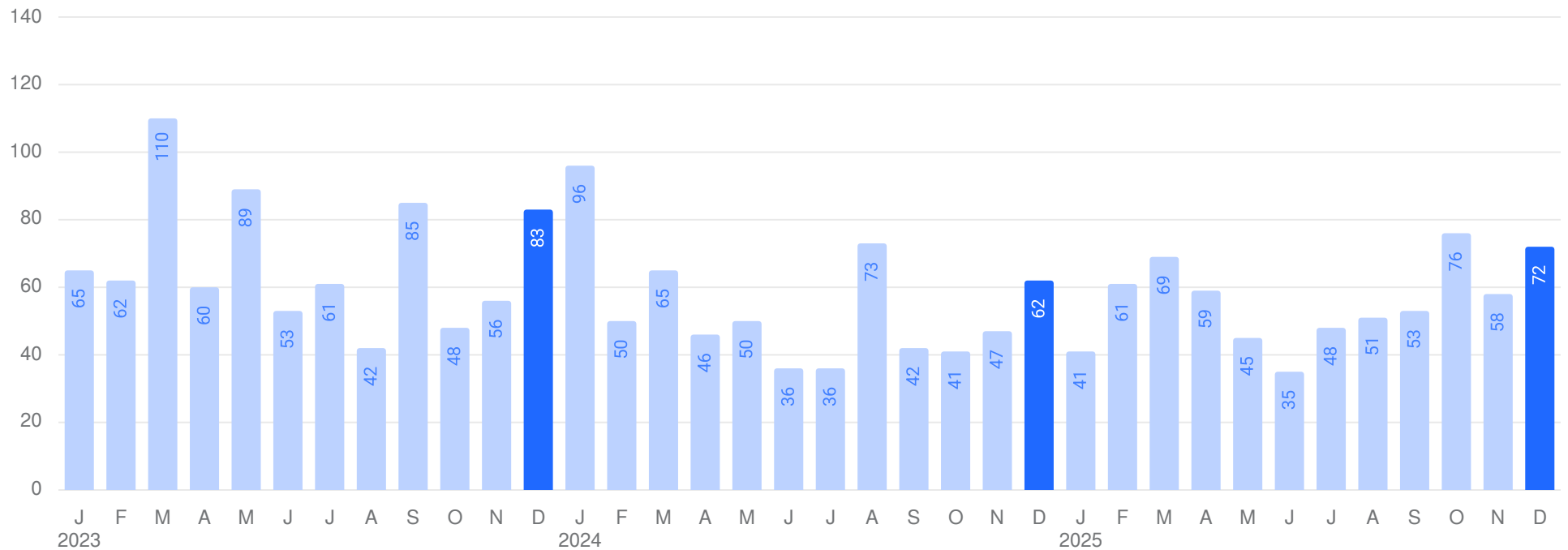
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## Average Days on Market

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 December 2025 was 72 days, up 24.14% from 58 days from the previous month and 16.13% higher than 62 days from December 2024. The December 2025 DOM was at a mid level compared with December 2024 and 2023.



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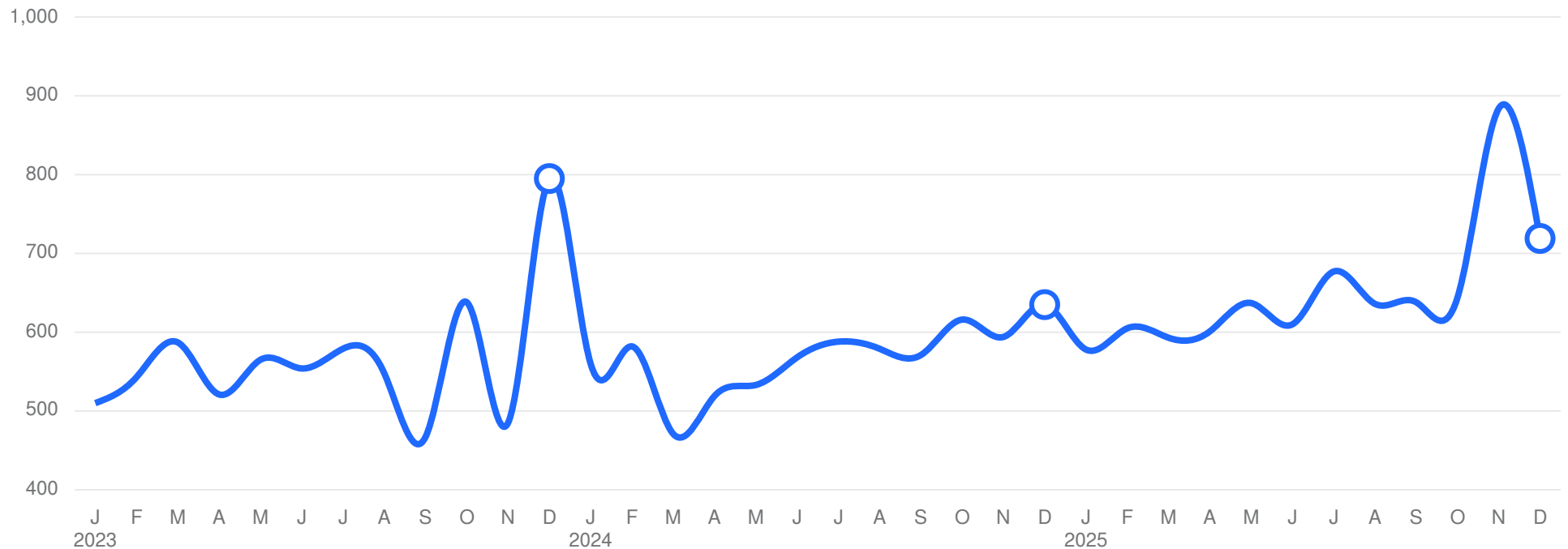
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## Average Sales Price per Square Foot

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 December 2025 was \$719, down -18.67% from \$884 from the previous month and 13.23% higher than \$635 from December 2024.



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## Inventory & MSI

The number of properties for sale in December 2025 was 56, down -30.86% from 81 from the previous month and -6.67% lower than 60 from December 2024. The December 2025 inventory was at its lowest level compared with December 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The December 2025 MSI of 3.29 months was at a mid level compared with December 2024 and 2023.



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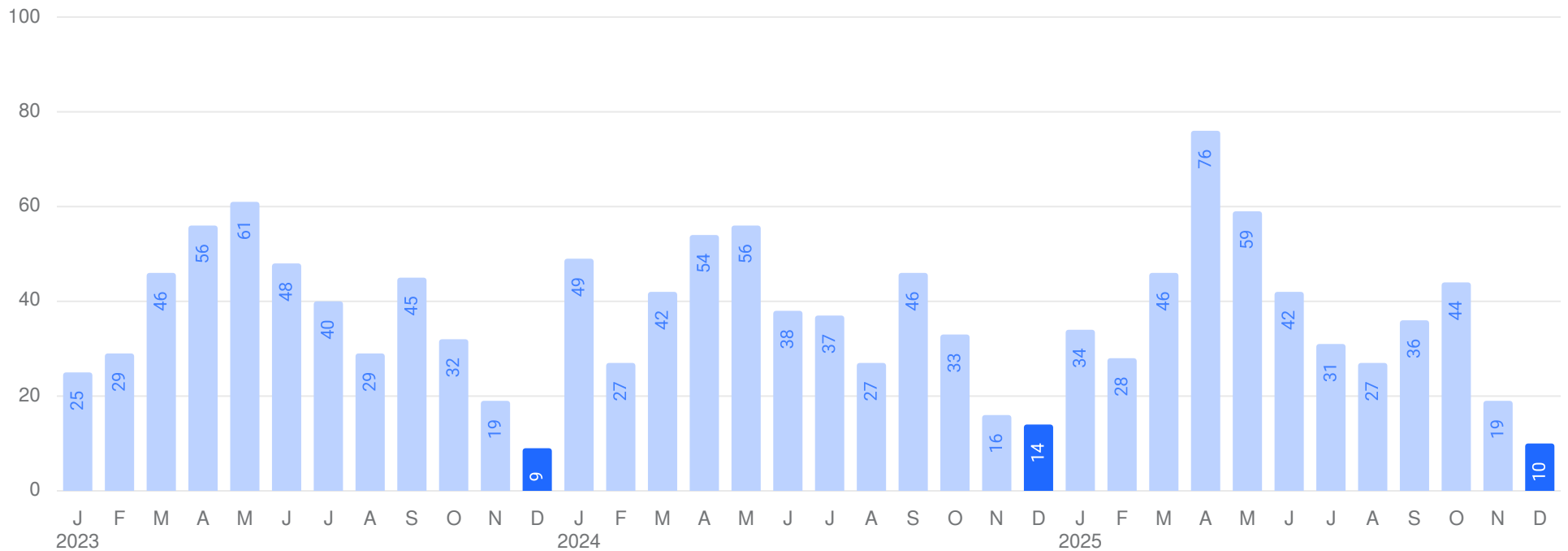
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## New Listings

The number of new listings in December 2025 was 10, down -47.37% from 19 from the previous month and -28.57% lower than 14 from December 2024. The December 2025 listings were at a mid level compared to December 2024 and 2023.



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