

Market Trends Report

January 2026

 Property Type

Single Family

 Date Range

February 2023 - January 2026

 Price Range

\$0 - \$999,999,999

 Location

CITY
Westport



Judy Michaelis

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Overview

The overview below shows real estate activity for January 2026. You will see data comparisons between January and the previous month, the last three months and January 2025.

Overview	Monthly Trends				
	YTD Avg.	January	December	Oct. - Dec.	Jan. 2025
New Listings	27	27	10	24	34
Average Sales Price per Square Foot	617	617	709	746	578
Average Days on Market	50	50	68	67	41
Number of Properties for Sale	57	57	59	80	72
Average List Price	\$4,131,968	\$4,131,968	\$3,927,496	\$3,966,751	\$4,558,165
Median List Price	\$3,999,000	\$3,999,000	\$3,450,000	\$3,375,000	\$3,799,500
Average Sales Price	\$2,714,073	\$2,714,073	\$2,505,833	\$3,238,192	\$1,892,679
Median Sales Price	\$2,110,500	\$2,110,500	\$2,055,000	\$2,447,500	\$1,604,000
Sales Price / List Price Ratio	102.98%	102.98%	100.89%	100.44%	102.41%
Number of Properties Sold	14	14	18	24	14
Month's Supply of Inventory	4.07	4.07	3.28	3.29	5.14
Absorption Rate	0.25	0.25	0.31	0.3	0.19



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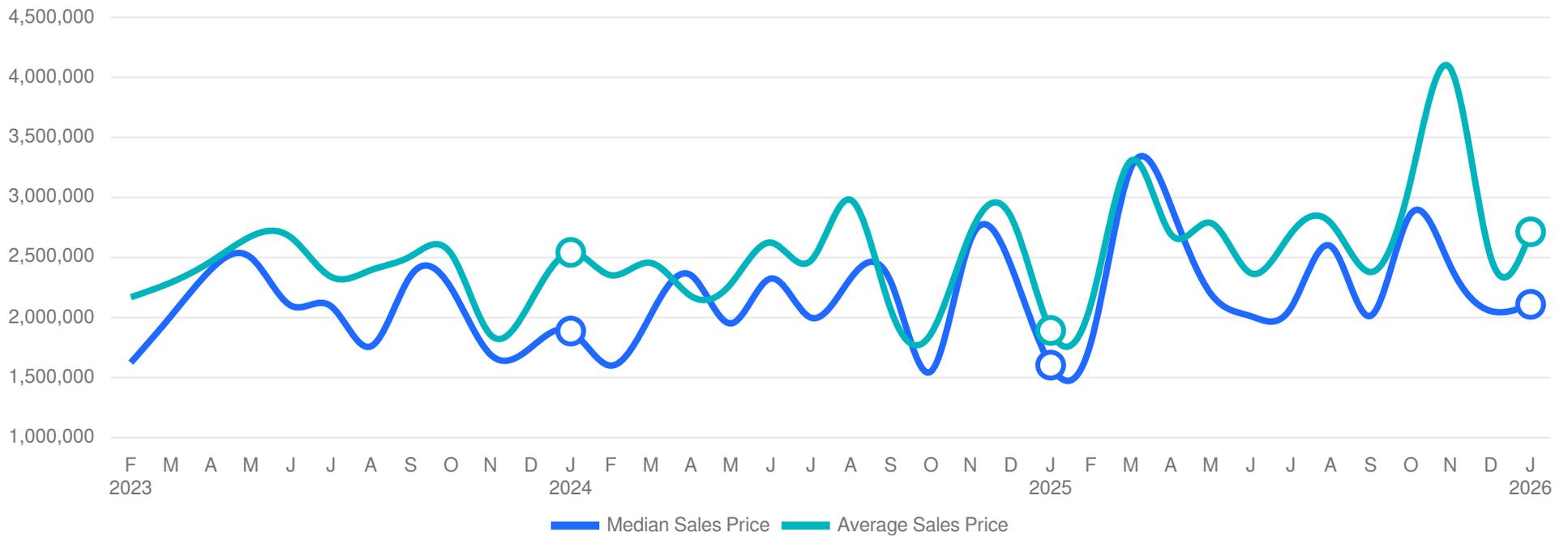
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Average & Median Sales Price

The median sales price in January 2026 was \$2,110,500, up 2.70% from \$2,055,000 from the previous month and 31.58% higher than \$1,604,000 from January 2025. The January 2026 median sales price was at its highest level compared to January 2025 and 2024. The average sales price in January 2026 was \$2,714,073, up 8.31% from \$2,505,833 from the previous month and 43.40% higher than \$1,892,679 from January 2025. The January 2026 average sale price was at its highest level compared to January 2025 and 2024.



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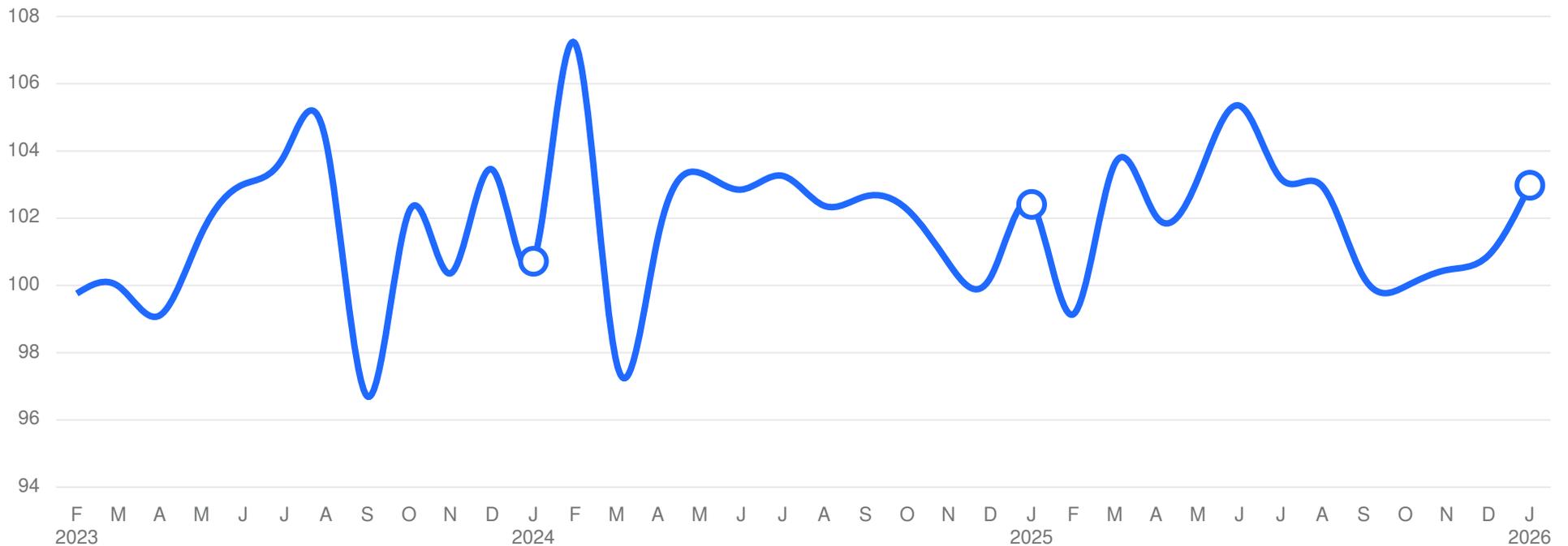
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Sales Price / List Price Ratio

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 January 2026 sales price/list price ratio was 102.98%, up from 100.89% from the previous month and equal to January 2025.



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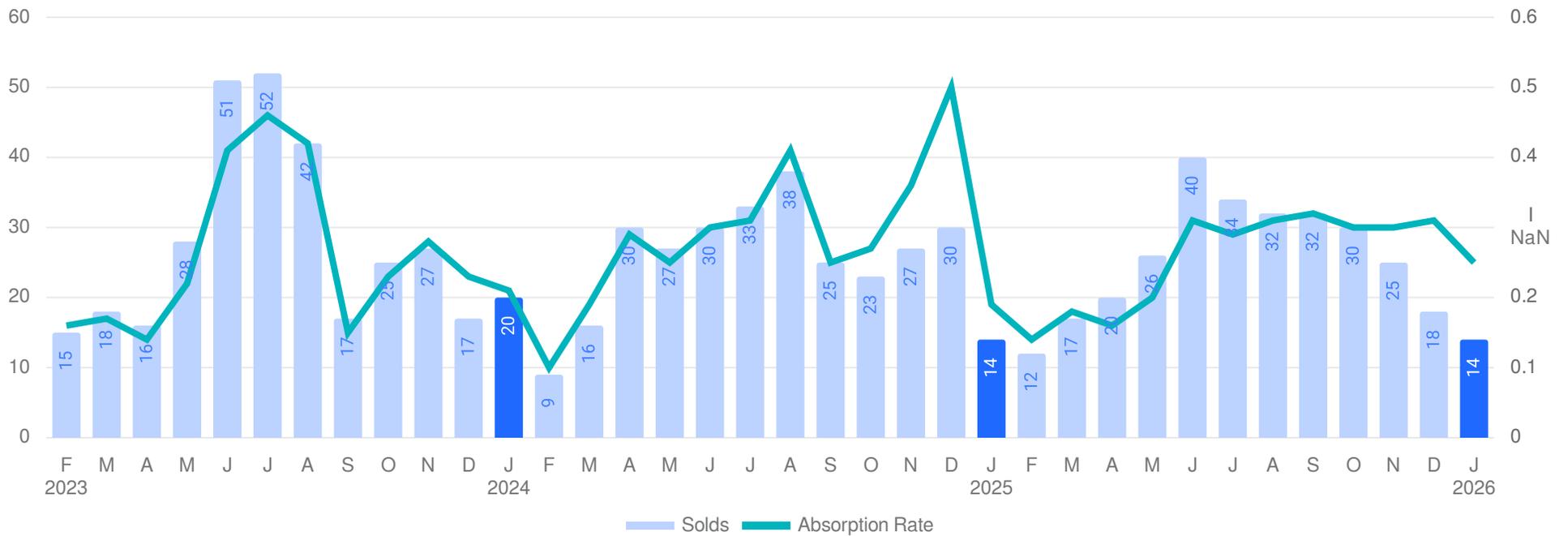
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Number of Properties Sold & Absorption Rate

The number of properties sold in January 2026 was 14, down -22.22% from 18 from the previous month and equal to January 2025. The January 2026 sales were at its lowest level compared to January 2025 and 2024. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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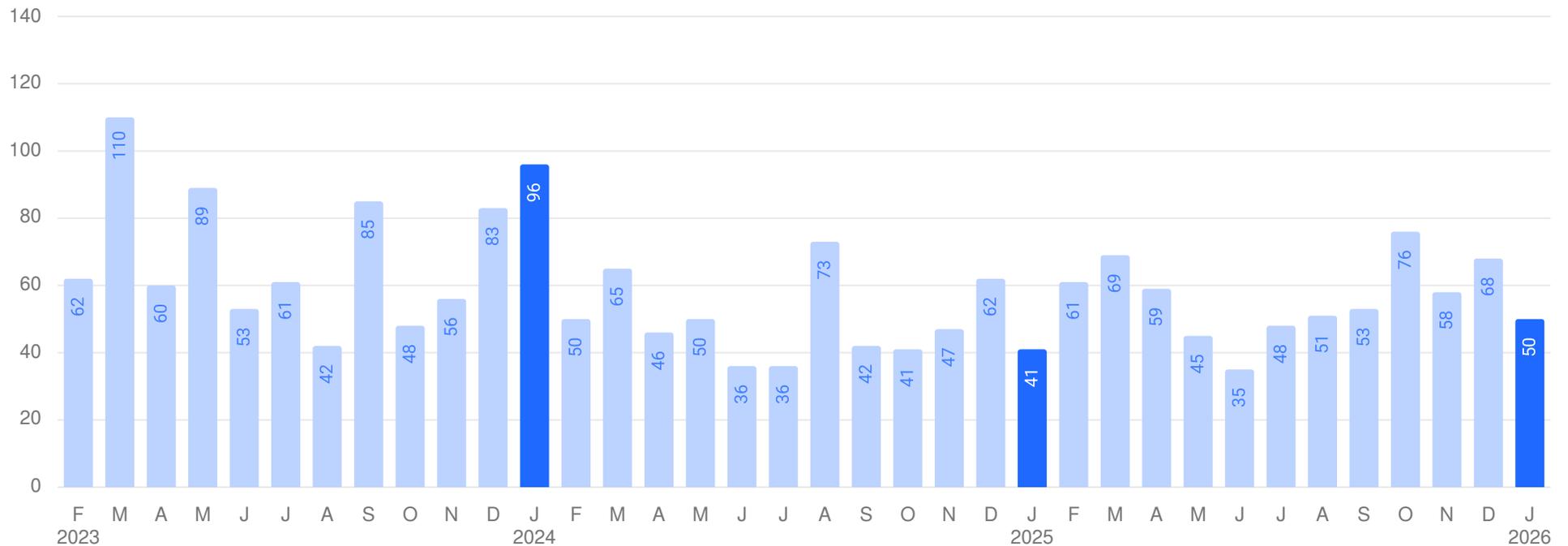
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Average Days on Market

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 January 2026 was 50 days, down -26.47% from 68 days from the previous month and 21.95% higher than 41 days from January 2025. The January 2026 DOM was at a mid level compared with January 2025 and 2024.



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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 January 2026 was \$617, down -12.98% from \$709 from the previous month and 6.75% higher than \$578 from January 2025.



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Inventory & MSI

The number of properties for sale in January 2026 was 57, down -3.39% from 59 from the previous month and -20.83% lower than 72 from January 2025. The January 2026 inventory was at its lowest level compared with January 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The January 2026 MSI of 4.07 months was at its lowest level compared with January 2025 and 2024.



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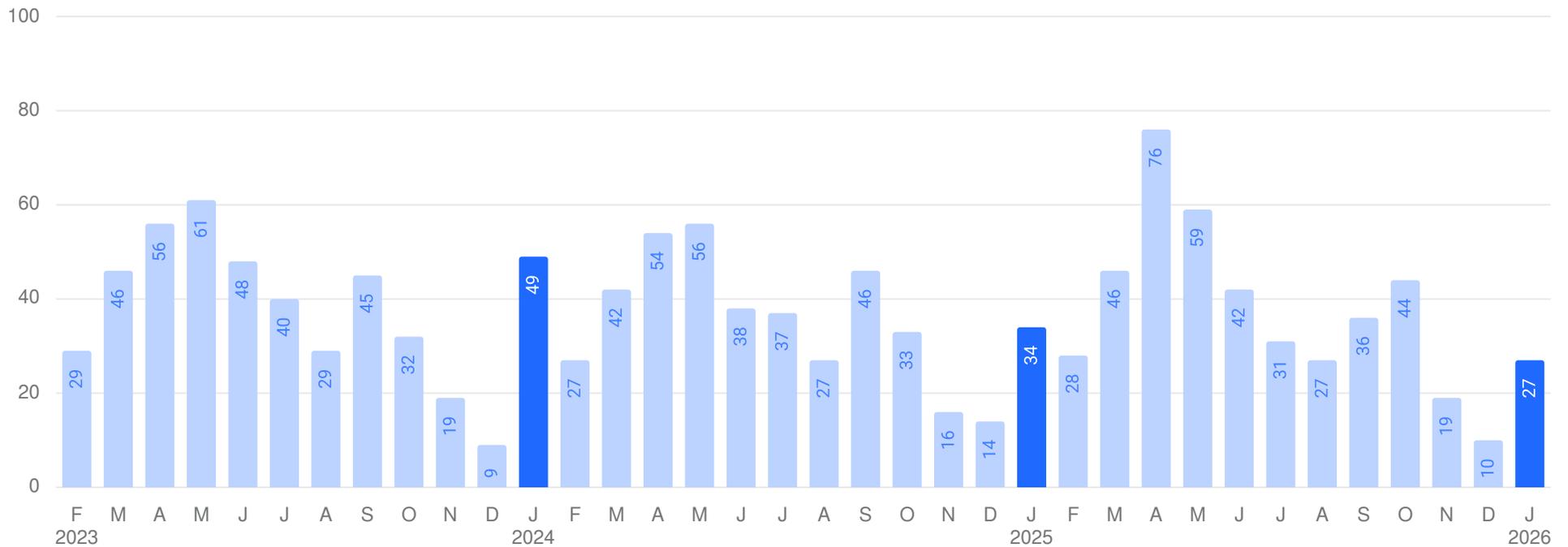
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New Listings

The number of new listings in January 2026 was 27, up 170.0% from 10 from the previous month and -20.59% lower than 34 from January 2025. The January 2026 listings were at its lowest level compared to January 2025 and 2024.



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