

Market Trends Report

February 2026

 Property Type

Single Family

 Date Range

March 2023 - February 2026

 Price Range

\$0 - \$999,999,999

 Location






CITY
Westport






Judy Michaelis

Broker Lic#: 0750642

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Overview

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

| Overview | Monthly Trends | | | | |
|-------------------------------------|----------------|-------------|-------------|-------------|-------------|
| | YTD Avg. | February | January | Nov. - Jan. | Feb. 2025 |
| New Listings | 52 | 18 | 34 | 21 | 28 |
| Average Sales Price per Square Foot | 659 | 707 | 611 | 735 | 605 |
| Average Days on Market | 42 | 34 | 49 | 58 | 61 |
| Number of Properties for Sale | 127 | 57 | 70 | 71 | 85 |
| Average List Price | \$3,808,315 | \$3,812,484 | \$3,804,145 | \$3,821,608 | \$4,482,359 |
| Median List Price | \$3,612,500 | \$3,750,000 | \$3,475,000 | \$3,440,833 | \$3,925,000 |
| Average Sales Price | \$2,773,413 | \$2,907,025 | \$2,639,801 | \$3,072,025 | \$2,105,458 |
| Median Sales Price | \$2,012,500 | \$1,925,000 | \$2,100,000 | \$2,193,333 | \$1,786,250 |
| Sales Price / List Price Ratio | 101.76% | 101.13% | 102.39% | 101.25% | 99.14% |
| Number of Properties Sold | 28 | 13 | 15 | 19 | 12 |
| Month's Supply of Inventory | 4.52 | 4.38 | 4.67 | 3.76 | 7.08 |
| Absorption Rate | 0.22 | 0.23 | 0.21 | 0.27 | 0.14 |



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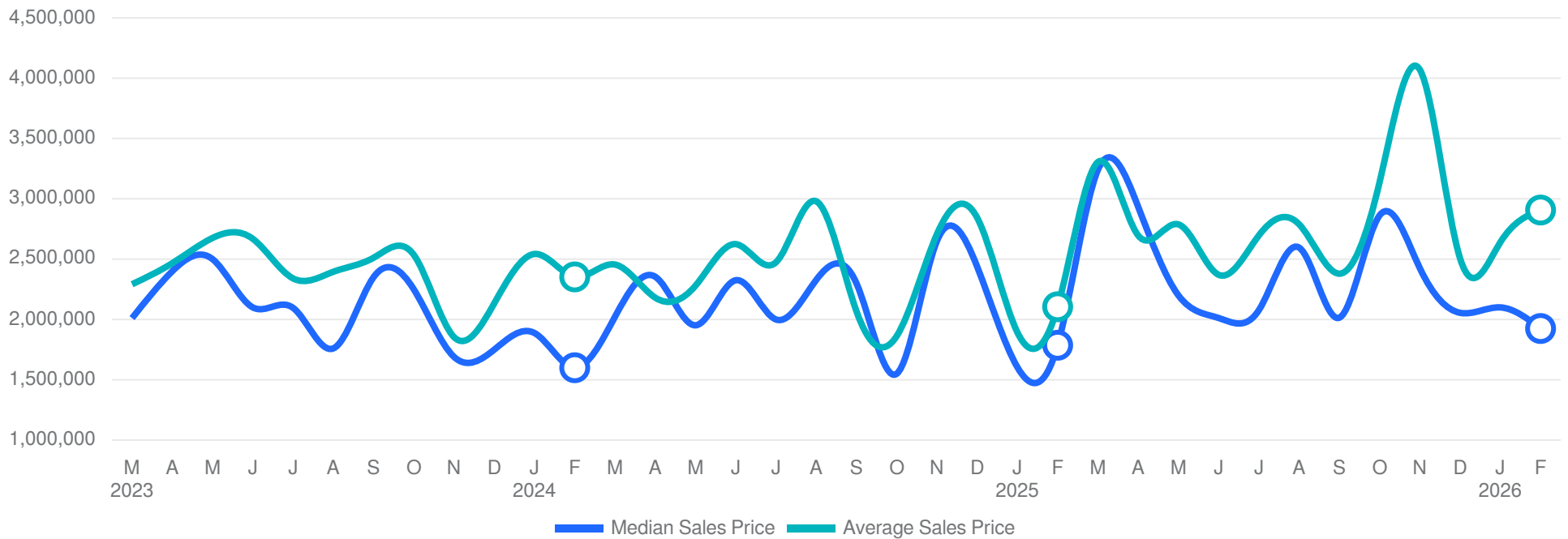
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Average & Median Sales Price

The median sales price in February 2026 was \$1,925,000, down -8.33% from \$2,100,000 from the previous month and 7.77% higher than \$1,786,250 from February 2025. The February 2026 median sales price was at its highest level compared to February 2025 and 2024. The average sales price in February 2026 was \$2,907,025, up 10.12% from \$2,639,801 from the previous month and 38.07% higher than \$2,105,458 from February 2025. The February 2026 average sale price was at its highest level compared to February 2025 and 2024.



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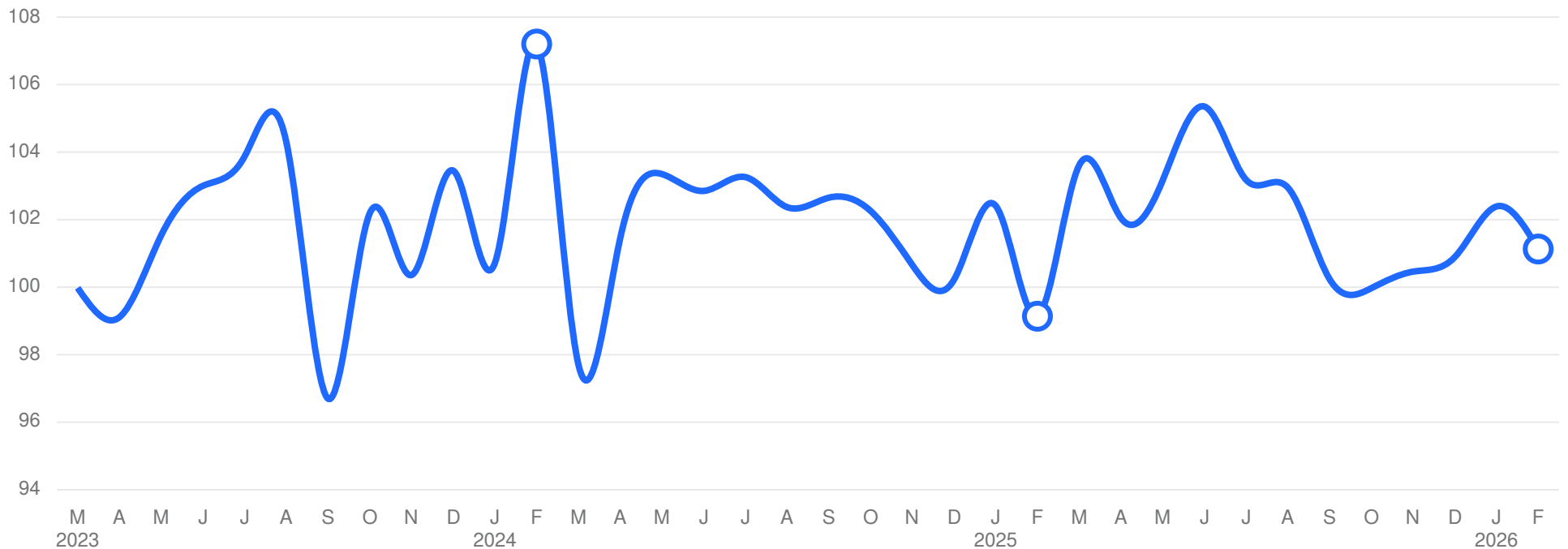
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Sales Price / List Price Ratio

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 February 2026 sales price/list price ratio was 101.13%, down from 102.39% from the previous month and up from 99.14% from February 2025.



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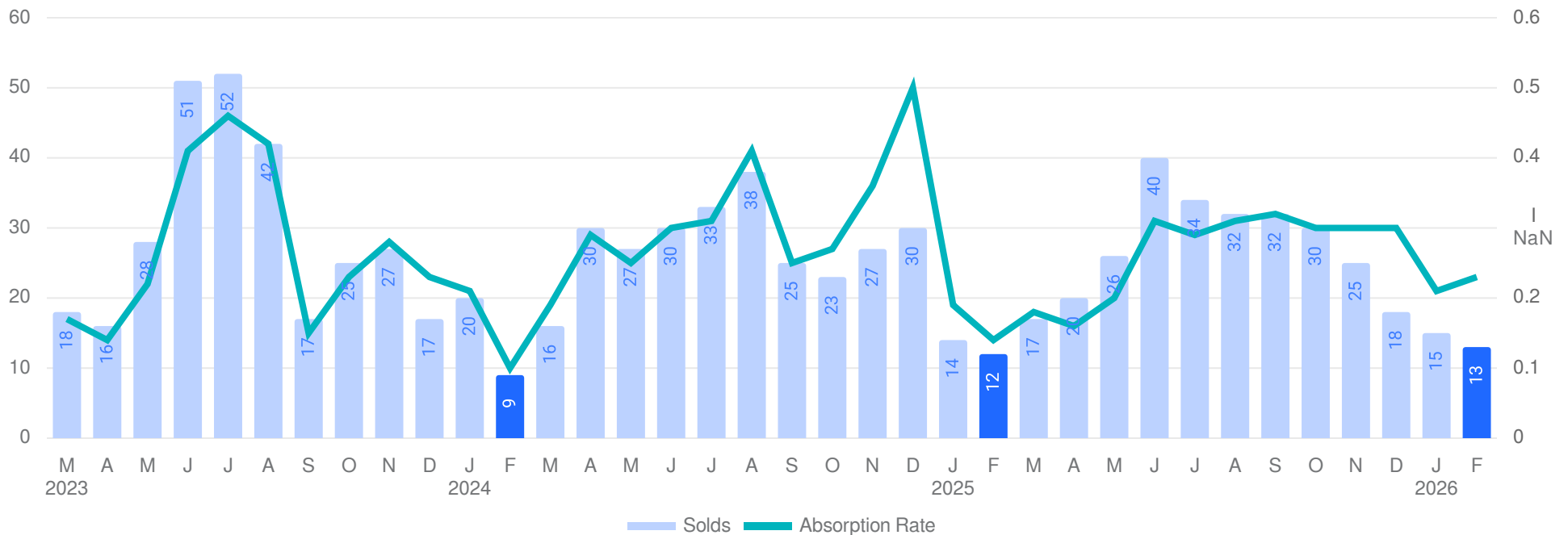
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Number of Properties Sold & Absorption Rate

The number of properties sold in February 2026 was 13, down -13.33% from 15 from the previous month and 8.33% higher than 12 from February 2025. The February 2026 sales were at its highest level compared to February 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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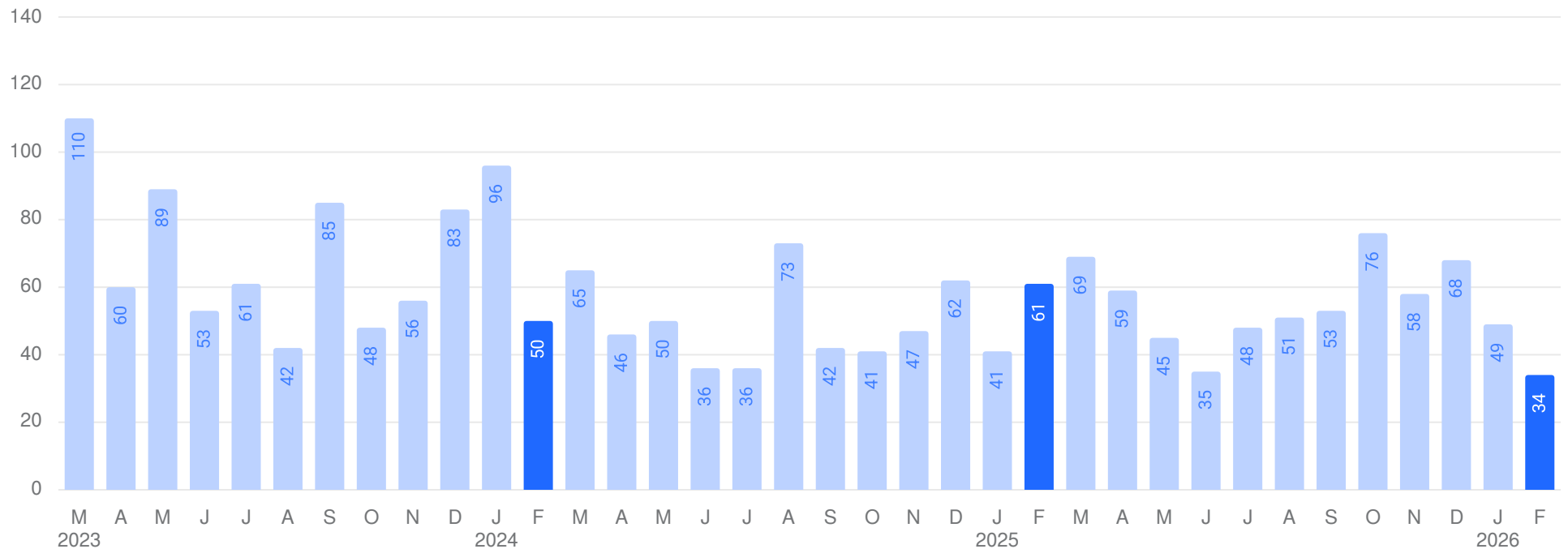
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Average Days on Market

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 February 2026 was 34 days, down -30.61% from 49 days from the previous month and -44.26% lower than 61 days from February 2025. The February 2026 DOM was at its lowest level compared with February 2025 and 2024.



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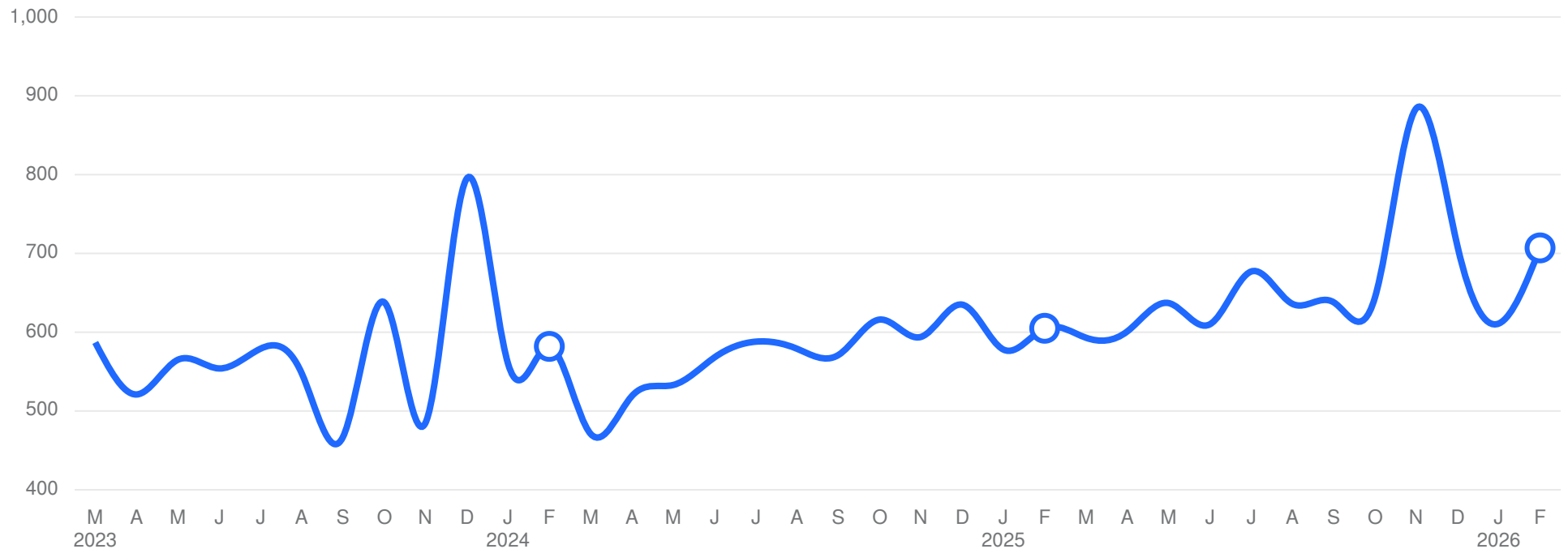
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Average Sales Price per Square Foot

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 February 2026 was \$707, up 15.71% from \$611 from the previous month and 16.86% higher than \$605 from February 2025.



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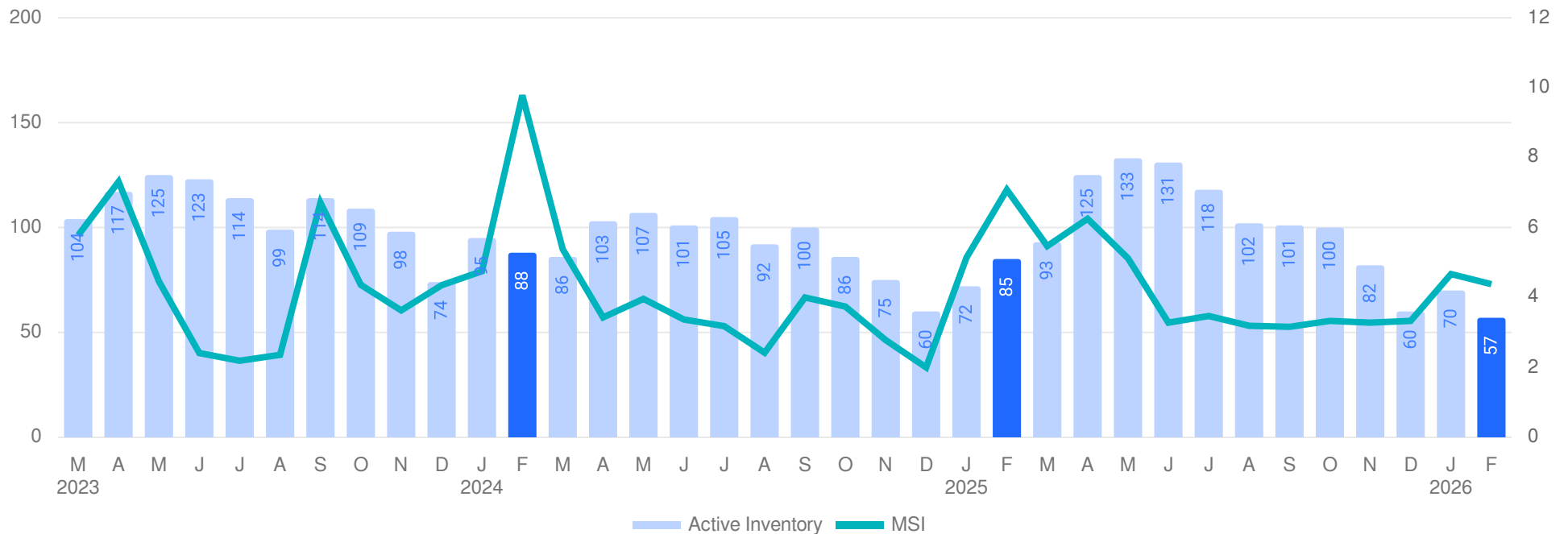
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Inventory & MSI

The number of properties for sale in February 2026 was 57, down -18.57% from 70 from the previous month and -32.94% lower than 85 from February 2025. The February 2026 inventory was at its lowest level compared with February 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2026 MSI of 4.38 months was at its lowest level compared with February 2025 and 2024.



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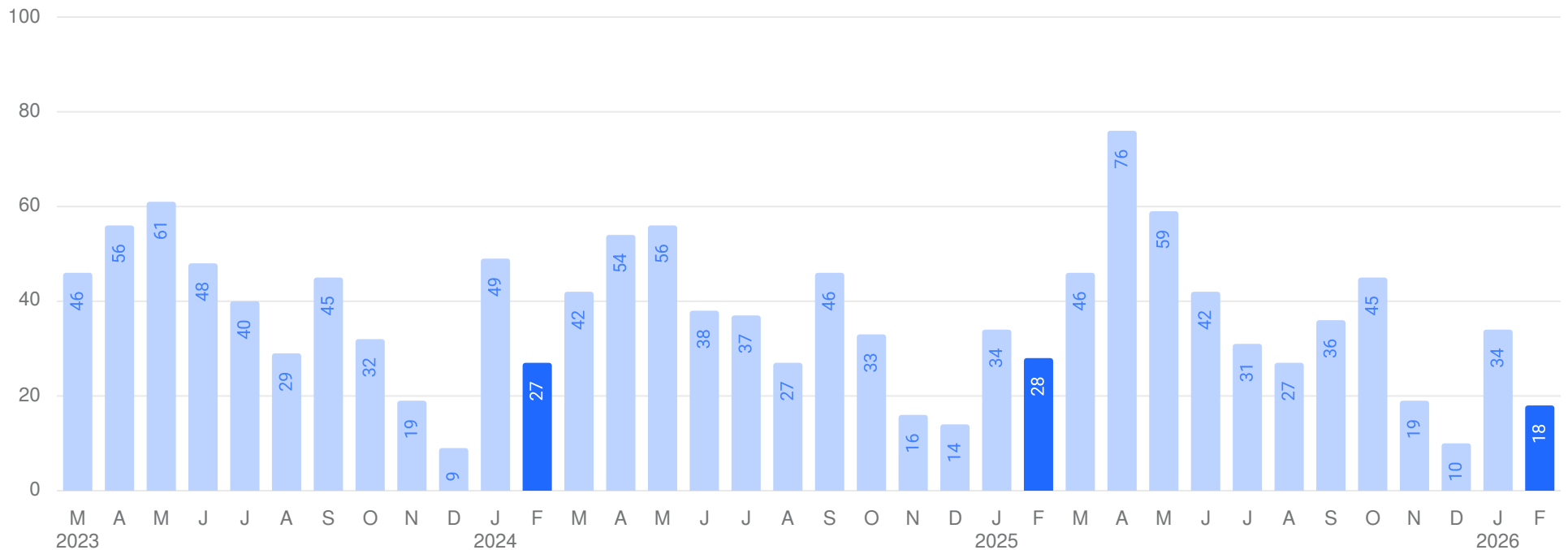
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New Listings

The number of new listings in February 2026 was 18, down -47.06% from 34 from the previous month and -35.71% lower than 28 from February 2025. The February 2026 listings were at its lowest level compared to February 2025 and 2024.



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