

Market Trends Report

March 2026

 Property Type

Single Family

 Date Range

April 2023 - March 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 March 2026. You will see data comparisons between March and the previous month, the last three months and March 2025.

| Overview | Monthly Trends | | | | |
|-------------------------------------|----------------|-------------|-------------|-------------|-------------|
| | YTD Avg. | March | February | Dec. - Feb. | Mar. 2025 |
| New Listings | 89 | 35 | 20 | 21 | 46 |
| Average Sales Price per Square Foot | 686 | 739 | 707 | 676 | 593 |
| Average Days on Market | 56 | 87 | 32 | 50 | 69 |
| Number of Properties for Sale | 199 | 62 | 66 | 66 | 93 |
| Average List Price | \$3,998,039 | \$4,505,830 | \$3,699,159 | \$3,774,234 | \$4,297,512 |
| Median List Price | \$3,658,150 | \$4,299,500 | \$3,174,950 | \$3,323,317 | \$3,695,000 |
| Average Sales Price | \$3,186,057 | \$4,065,420 | \$2,852,951 | \$2,666,195 | \$3,304,635 |
| Median Sales Price | \$2,341,667 | \$2,887,500 | \$2,037,500 | \$2,064,167 | \$3,240,000 |
| Sales Price / List Price Ratio | 101.49% | 100.85% | 101.24% | 101.51% | 103.61% |
| Number of Properties Sold | 47 | 18 | 14 | 16 | 17 |
| Month's Supply of Inventory | 4.29 | 3.44 | 4.71 | 4.28 | 5.47 |
| Absorption Rate | 0.24 | 0.29 | 0.21 | 0.24 | 0.18 |



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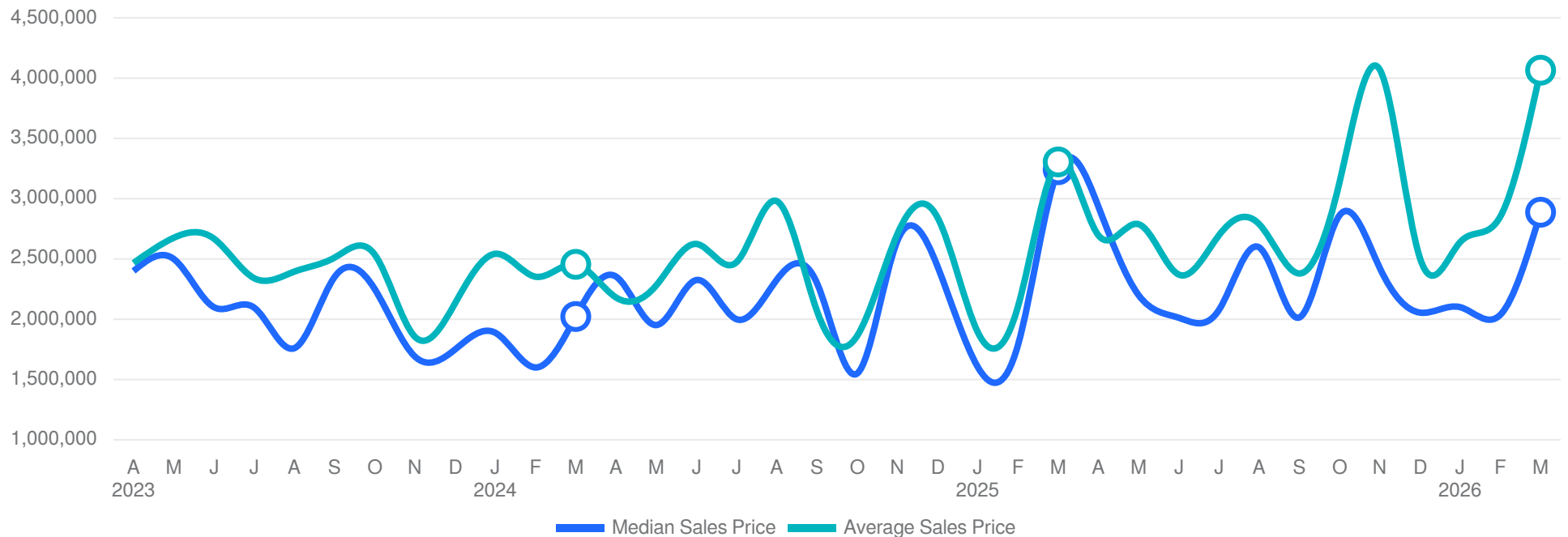
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Average & Median Sales Price

The median sales price in March 2026 was \$2,887,500, up 41.72% from \$2,037,500 from the previous month and -10.88% lower than \$3,240,000 from March 2025. The March 2026 median sales price was at a mid level compared to March 2025 and 2024. The average sales price in March 2026 was \$4,065,420, up 42.50% from \$2,852,951 from the previous month and 23.02% higher than \$3,304,635 from March 2025. The March 2026 average sale price was at its highest level compared to March 2025 and 2024.



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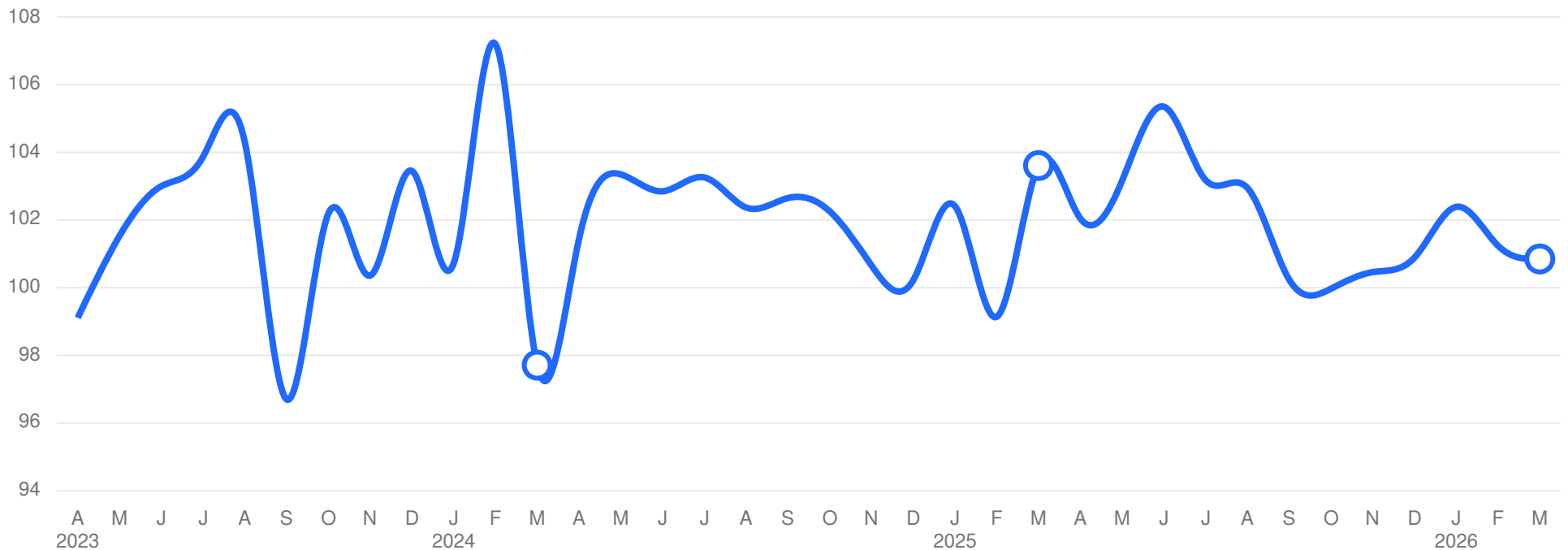
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Sales Price / List Price Ratio

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 March 2026 sales price/list price ratio was 100.85%, equal to the previous month and down from 103.61% from March 2025.



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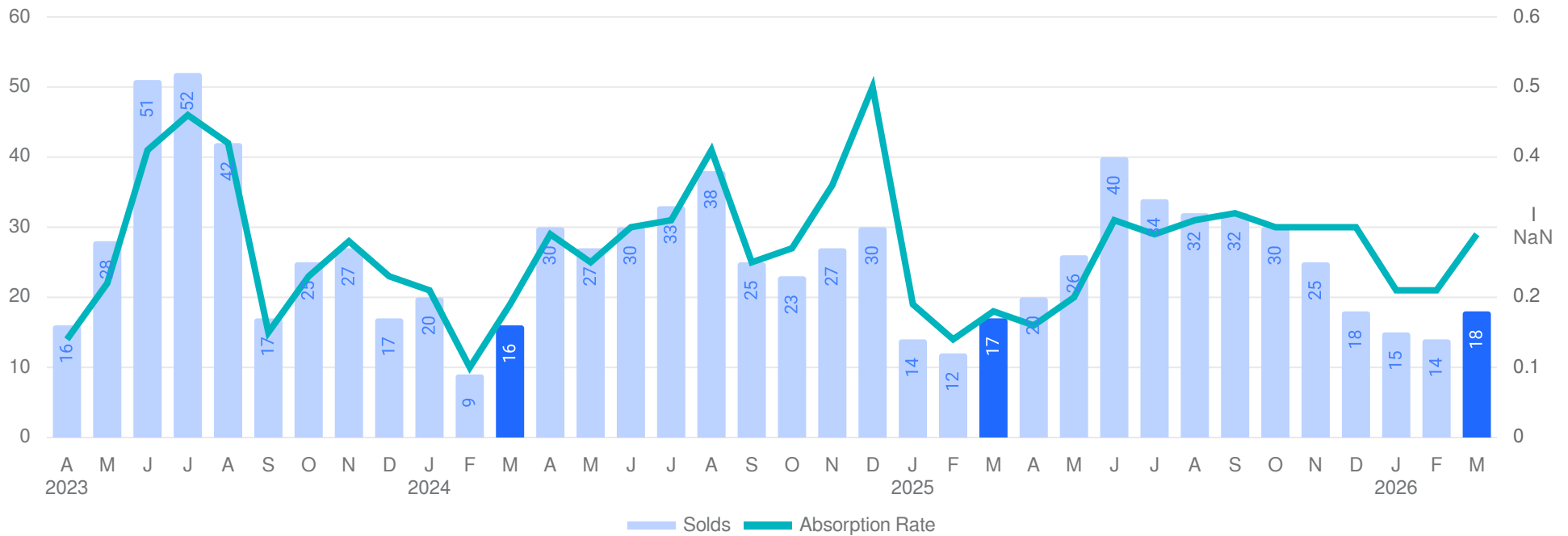
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Number of Properties Sold & Absorption Rate

The number of properties sold in March 2026 was 18, up 28.57% from 14 from the previous month and 5.88% higher than 17 from March 2025. The March 2026 sales were at its highest level compared to March 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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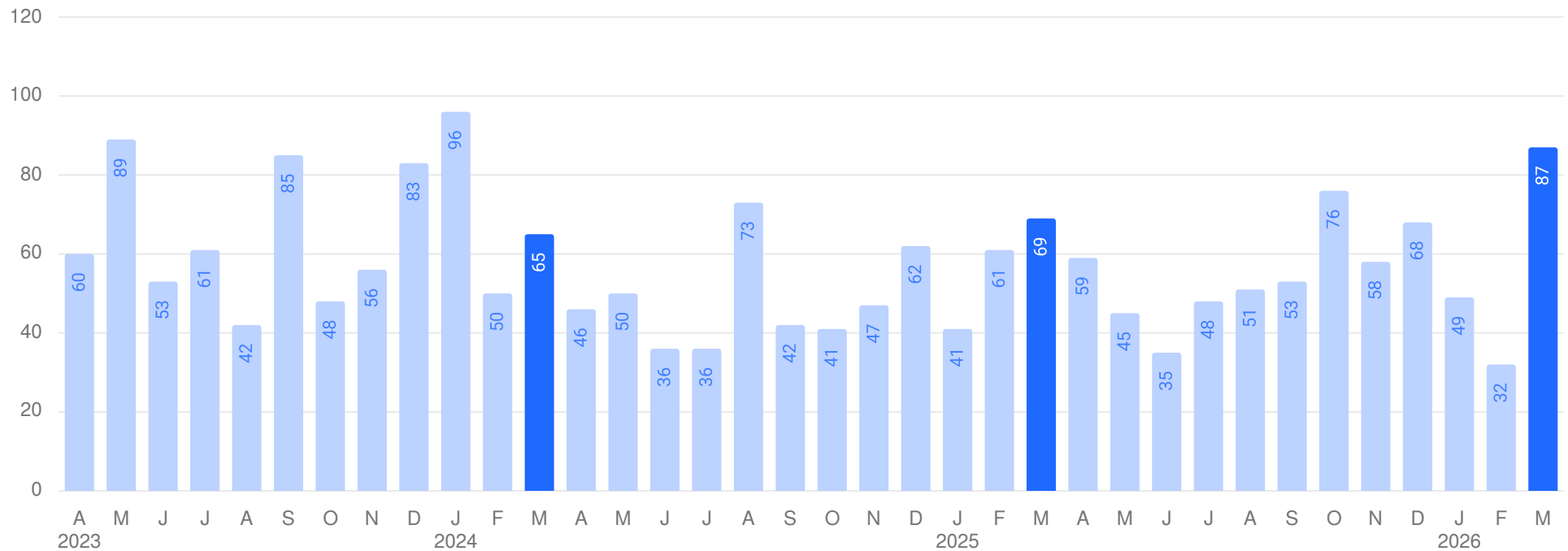
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Average Days on Market

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 March 2026 was 87 days, up 171.88% from 32 days from the previous month and 26.09% higher than 69 days from March 2025. The March 2026 DOM was at its highest level compared with March 2025 and 2024.



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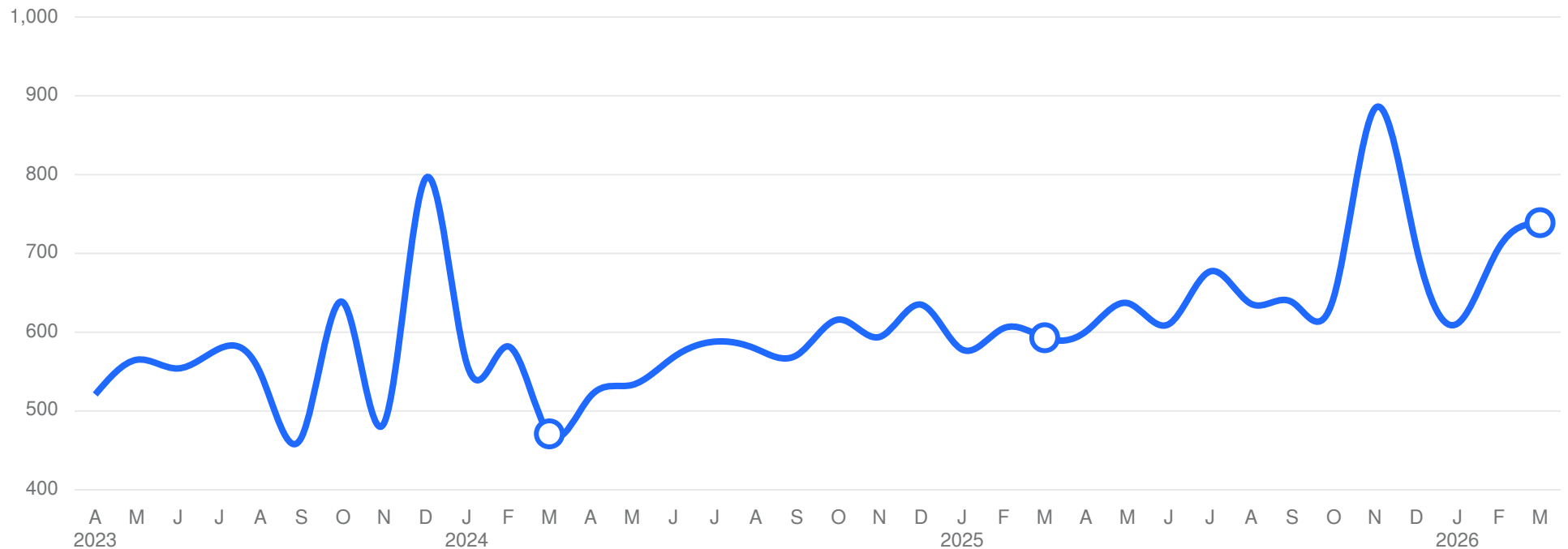
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Average Sales Price per Square Foot

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 March 2026 was \$739, up 4.53% from \$707 from the previous month and 24.62% higher than \$593 from March 2025.



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Inventory & MSI

The number of properties for sale in March 2026 was 62, down -6.06% from 66 from the previous month and -33.33% lower than 93 from March 2025. The March 2026 inventory was at its lowest level compared with March 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The March 2026 MSI of 3.44 months was at its lowest level compared with March 2025 and 2024.



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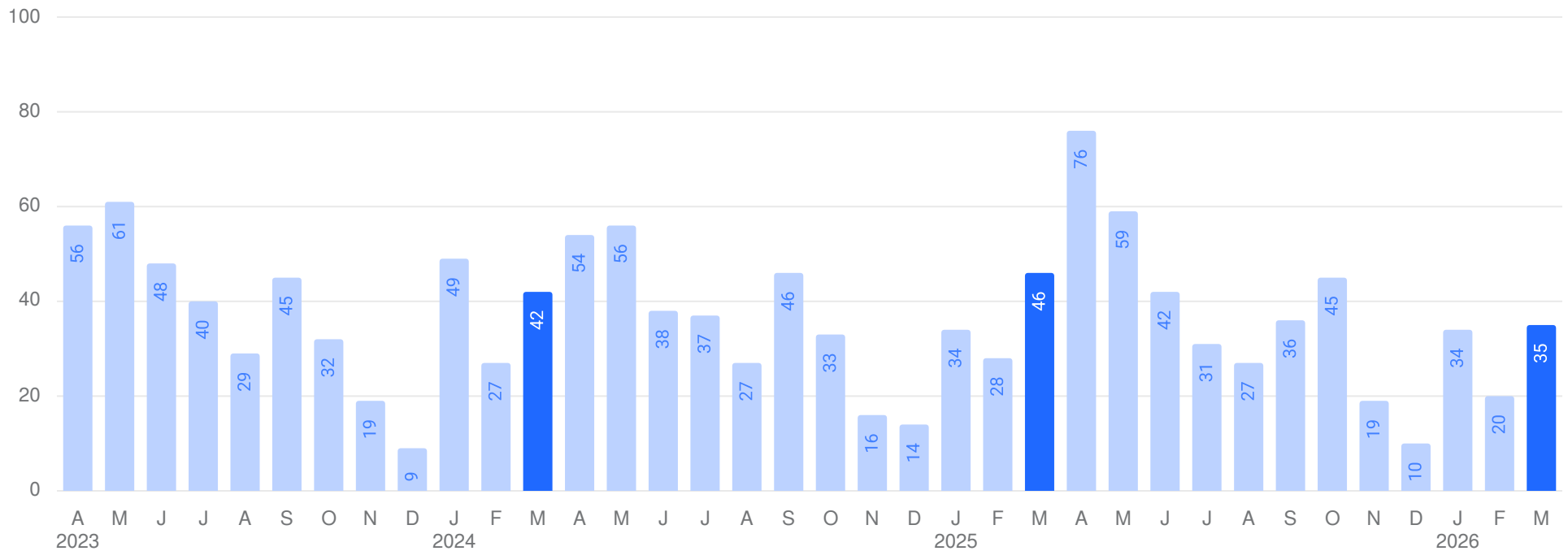
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New Listings

The number of new listings in March 2026 was 35, up 75.00% from 20 from the previous month and -23.91% lower than 46 from March 2025. The March 2026 listings were at its lowest level compared to March 2025 and 2024.



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