

# Market Trends Report

## April 2026

 **Property Type**

Single Family

 **Date Range**

May 2023 - April 2026

 **Price Range**

\$0 - \$999,999,999

 **Location**

CITY  
Westport



**Judy Michaelis**

Broker Lic#: 0750642

CONTACT

-  203-247-5000
-  judy.michaelis@coldwellbankermoves.com
-  judymichaelis.com
-  Coldwell Banker Realty  
355 Riverside Ave, Westport, CT 06880
-  203-227-8424

CONNECT WITH ME

-  @judy-michaelis-westport
-  fb.com/JudyMichaelisRealEstate
-  @judymichaelisrealtor



**Judy Michaelis**  
Broker

M: 203-247-5000  
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com  
<https://www.judymichaelis.com>

**City: Westport**  
Price Range: \$0 -  
\$999,999,999  
Properties: Single Family

## Overview

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

Overview	Monthly Trends				
	YTD Avg.	April	March	Jan. - Mar.	Apr. 2025
New Listings	144	52	37	31	76
Average Sales Price per Square Foot	676	643	741	686	601
Average Days on Market	54	57	78	53	59
Number of Properties for Sale	290	74	74	72	125
Average List Price	\$4,017,424	\$4,356,846	\$4,327,317	\$3,904,284	\$3,894,693
Median List Price	\$3,494,350	\$3,840,000	\$3,787,500	\$3,379,133	\$3,000,000
Average Sales Price	\$2,903,399	\$2,492,482	\$3,628,360	\$3,040,371	\$2,696,550
Median Sales Price	\$2,186,875	\$2,360,000	\$2,250,000	\$2,129,167	\$2,934,500
Sales Price / List Price Ratio	102.62%	104.65%	102.21%	101.95%	102.05%
Number of Properties Sold	72	22	21	17	20
Month's Supply of Inventory	4.17	3.36	3.52	4.44	6.25
Absorption Rate	0.25	0.3	0.28	0.23	0.16



**Judy Michaelis**  
Broker

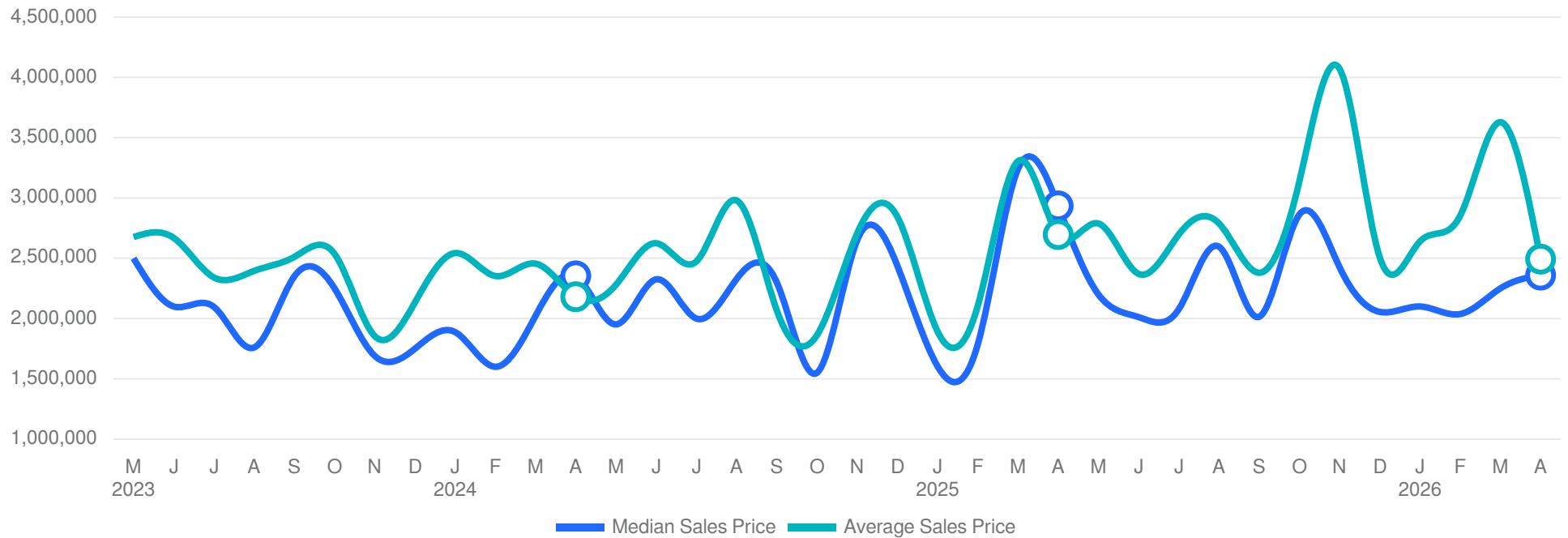
M: 203-247-5000  
Lic#: 0750642

[judy.michaelis@coldwellbankermoves.com](mailto:judy.michaelis@coldwellbankermoves.com)  
<https://www.judymichaelis.com>

**City: Westport**  
Price Range: \$0 - \$999,999,999  
Properties: Single Family

## Average & Median Sales Price

The median sales price in April 2026 was \$2,360,000, up 4.89% from \$2,250,000 from the previous month and -19.58% lower than \$2,934,500 from April 2025. The April 2026 median sales price was at a mid level compared to April 2025 and 2024. The average sales price in April 2026 was \$2,492,482, down -31.31% from \$3,628,360 from the previous month and -7.57% lower than \$2,696,550 from April 2025. The April 2026 average sale price was at a mid level compared to April 2025 and 2024.



Based on information from SmartMLS for the period 05/01/2023 through 4/30/2026. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



**Judy Michaelis**  
Broker

M: 203-247-5000  
Lic#: 0750642

[judy.michaelis@coldwellbankermoves.com](mailto:judy.michaelis@coldwellbankermoves.com)  
<https://www.judymichaelis.com>

**City: Westport**  
Price Range: \$0 - \$999,999,999  
Properties: Single Family

## 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 April 2026 sales price/list price ratio was 104.65%, up from 102.21% from the previous month and up from 102.05% from April 2025.



Based on information from SmartMLS for the period 05/01/2023 through 4/30/2026. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



**Judy Michaelis**  
Broker

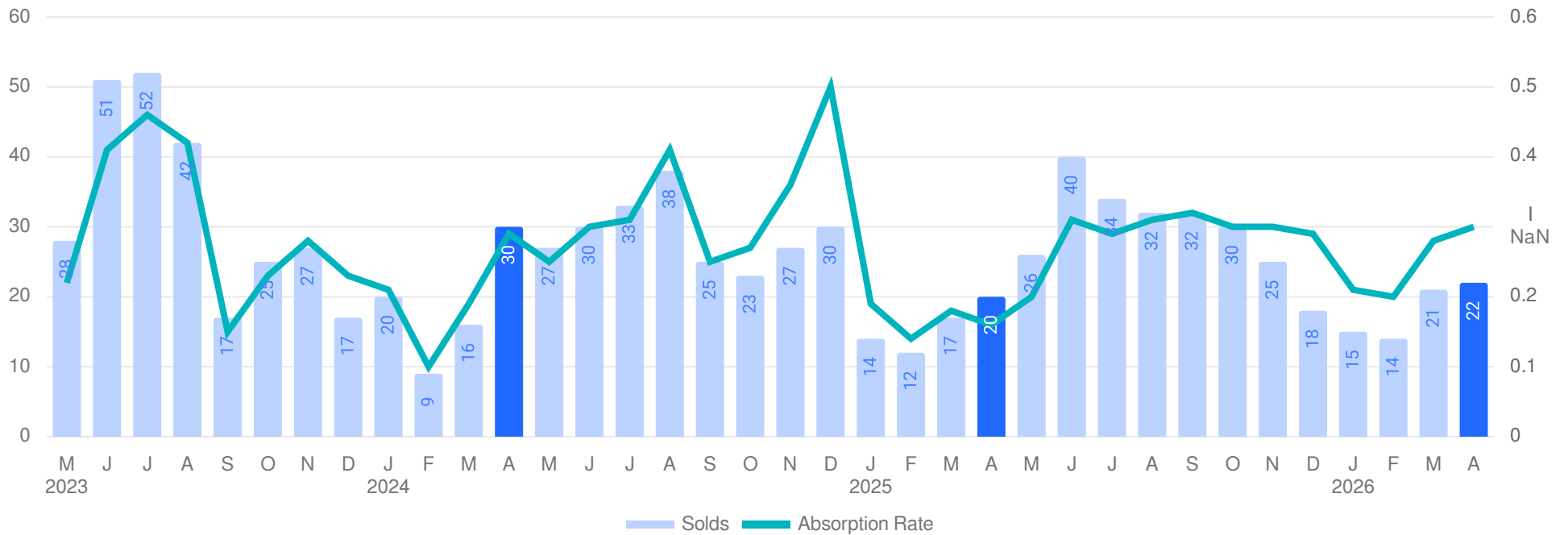
M: 203-247-5000  
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com  
<https://www.judymichaelis.com>

**City: Westport**  
Price Range: \$0 - \$999,999,999  
Properties: Single Family

## Number of Properties Sold & Absorption Rate

The number of properties sold in April 2026 was 22, up 4.76% from 21 from the previous month and 10.0% higher than 20 from April 2025. The April 2026 sales were at a mid level compared to April 2025 and 2024. Absorption rate is the avg number of sales per month divided by the total number of available properties.



Based on information from SmartMLS for the period 05/01/2023 through 4/30/2026. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



**Judy Michaelis**  
Broker

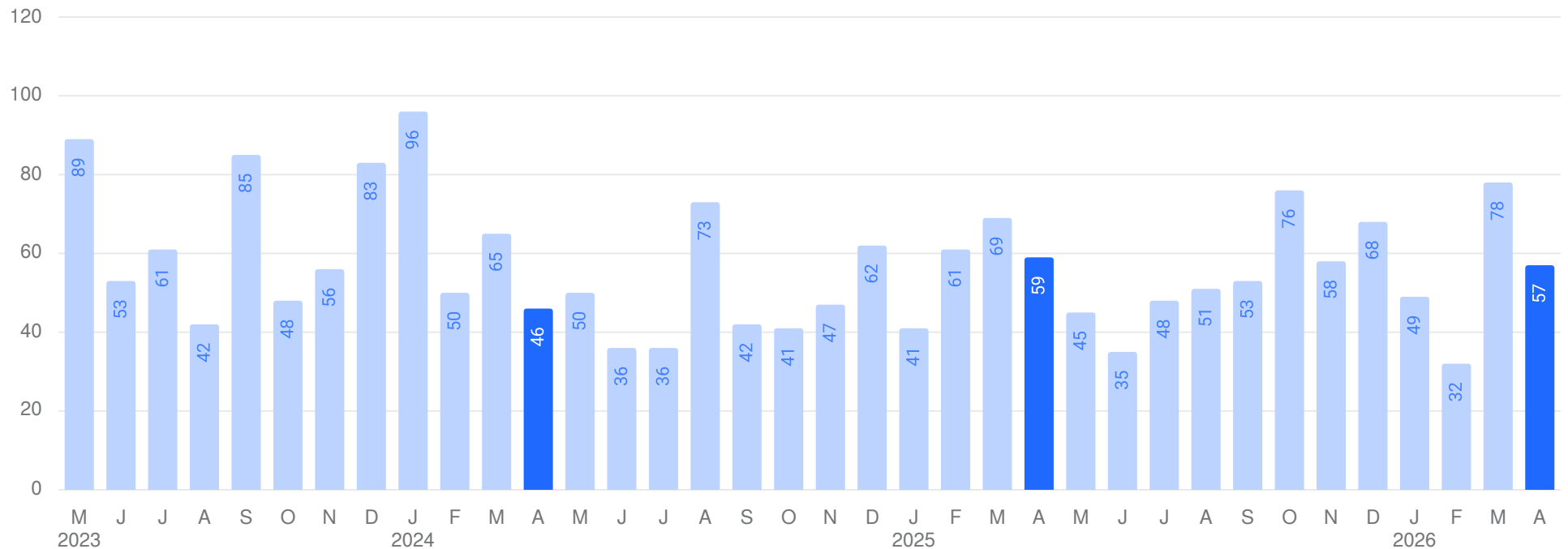
M: 203-247-5000  
Lic#: 0750642

[judy.michaelis@coldwellbankermoves.com](mailto:judy.michaelis@coldwellbankermoves.com)  
<https://www.judymichaelis.com>

**City: Westport**  
Price Range: \$0 - \$999,999,999  
Properties: Single Family

## 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 April 2026 was 57 days, down -26.92% from 78 days from the previous month and -3.39% lower than 59 days from April 2025. The April 2026 DOM was at a mid level compared with April 2025 and 2024.



Based on information from SmartMLS for the period 05/01/2023 through 4/30/2026. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



**Judy Michaelis**  
Broker

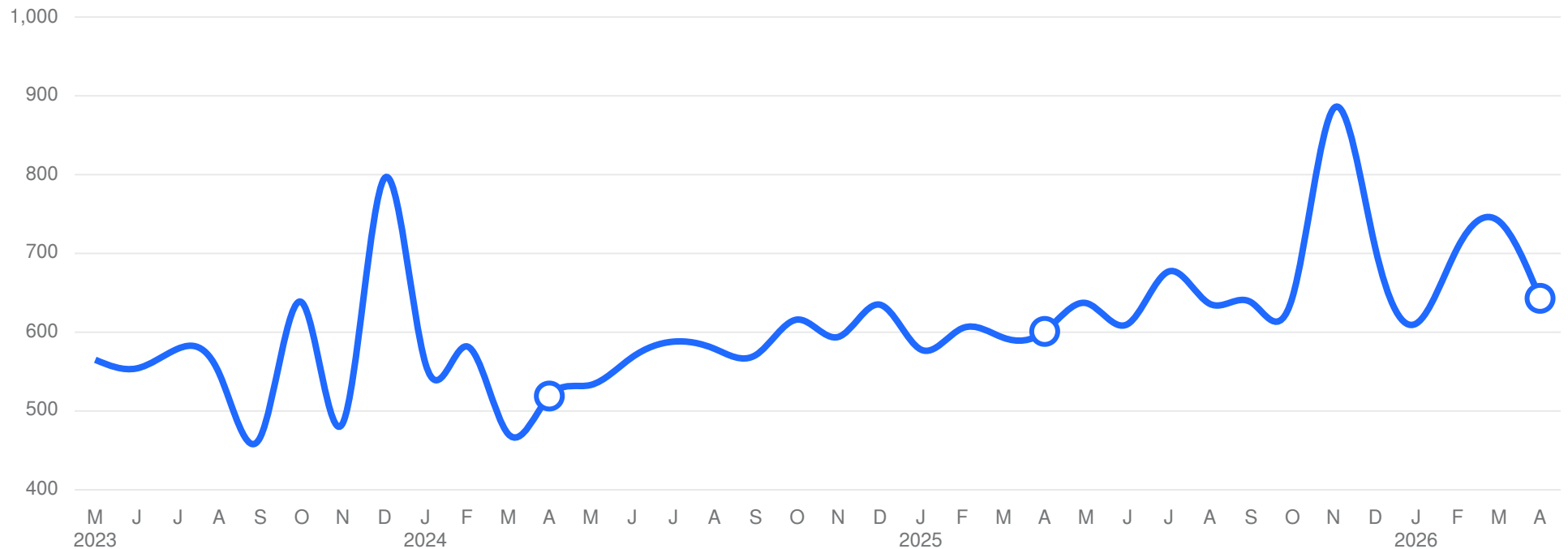
M: 203-247-5000  
Lic#: 0750642

[judy.michaelis@coldwellbankermoves.com](mailto:judy.michaelis@coldwellbankermoves.com)  
<https://www.judymichaelis.com>

**City: Westport**  
Price Range: \$0 - \$999,999,999  
Properties: Single Family

## 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 April 2026 was \$643, down -13.23% from \$741 from the previous month and 6.99% higher than \$601 from April 2025.



Based on information from SmartMLS for the period 05/01/2023 through 4/30/2026. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



**Judy Michaelis**  
Broker

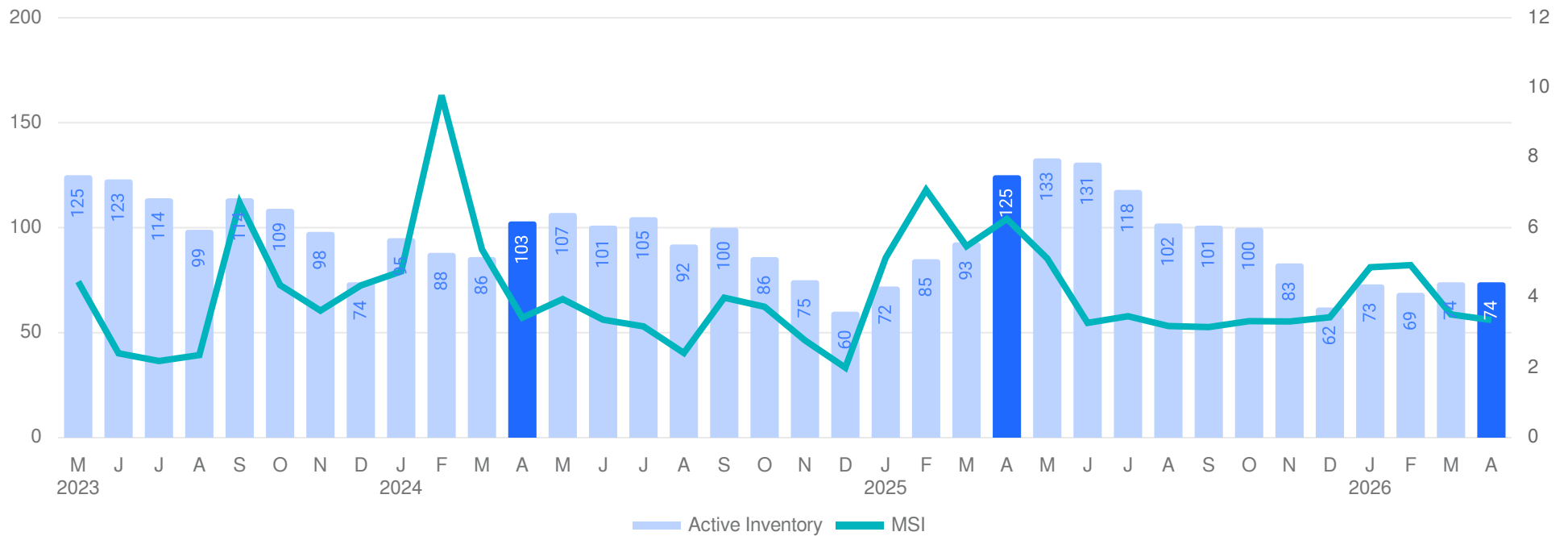
M: 203-247-5000  
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com  
<https://www.judymichaelis.com>

**City: Westport**  
Price Range: \$0 - \$999,999,999  
Properties: Single Family

## Inventory & MSI

The number of properties for sale in April 2026 was 74, equal to the previous month and -40.80% lower than 125 from April 2025. The April 2026 inventory was at its lowest level compared with April 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The April 2026 MSI of 3.36 months was at its lowest level compared with April 2025 and 2024.



Based on information from SmartMLS for the period 05/01/2023 through 4/30/2026. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



**Judy Michaelis**  
Broker

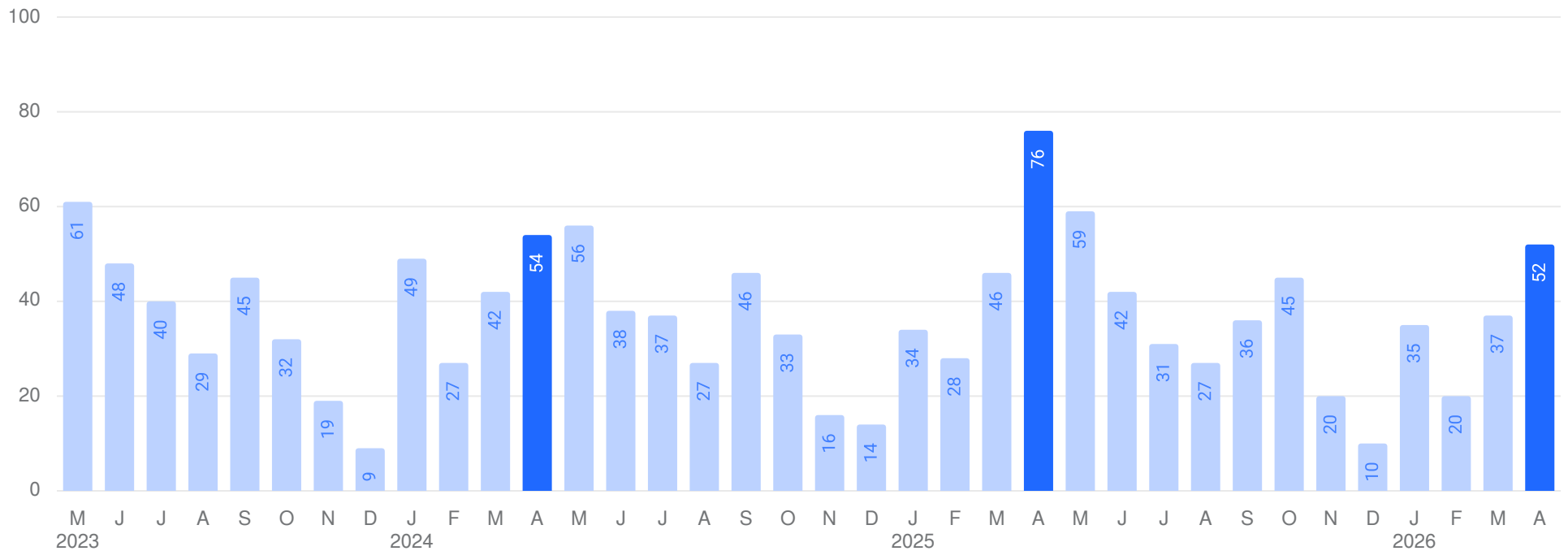
M: 203-247-5000  
Lic#: 0750642

[judy.michaelis@coldwellbankermoves.com](mailto:judy.michaelis@coldwellbankermoves.com)  
<https://www.judymichaelis.com>

**City: Westport**  
Price Range: \$0 - \$999,999,999  
Properties: Single Family

## New Listings

The number of new listings in April 2026 was 52, up 40.54% from 37 from the previous month and -31.58% lower than 76 from April 2025. The April 2026 listings were at its lowest level compared to April 2025 and 2024.



Based on information from SmartMLS for the period 05/01/2023 through 4/30/2026. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.