

Market Trends Report

June 2026

 Property Type

Single Family

 Date Range

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

Overview	Monthly Trends				
	YTD Avg.	June	May	Mar. - May.	Jun. 2025
New Listings	253	41	63	52	42
Average Sales Price per Square Foot	697	725	752	712	610
Average Days on Market	52	50	48	61	35
Number of Properties for Sale	504	87	104	91	131
Average List Price	\$4,033,383	\$4,698,246	\$4,045,340	\$4,049,069	\$3,883,308
Median List Price	\$3,461,667	\$4,250,000	\$3,550,000	\$3,399,167	\$3,200,000
Average Sales Price	\$2,925,279	\$2,990,346	\$2,947,731	\$3,022,858	\$2,370,361
Median Sales Price	\$2,246,500	\$2,346,500	\$2,385,000	\$2,331,667	\$2,012,211
Sales Price / List Price Ratio	103.05%	104.53%	103.26%	103.37%	105.35%
Number of Properties Sold	134	38	24	22	40
Month's Supply of Inventory	4.06	2.29	4.33	4.08	3.28
Absorption Rate	0.26	0.44	0.23	0.24	0.31



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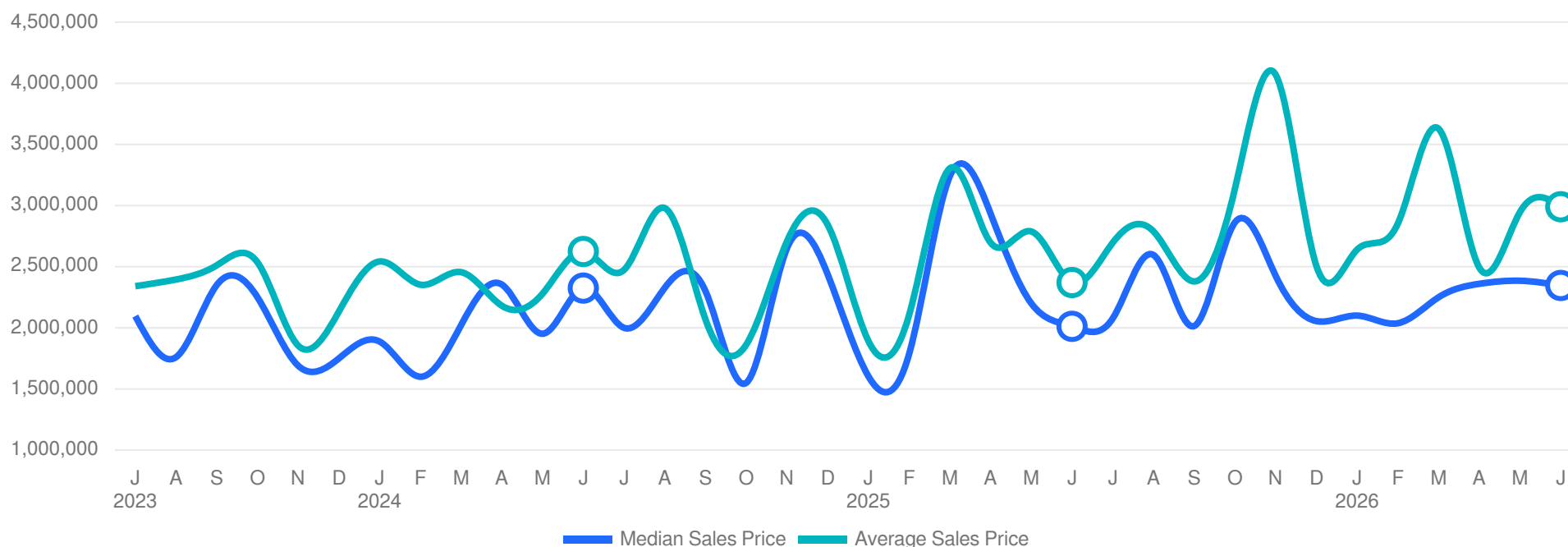
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Average & Median Sales Price

The median sales price in June 2026 was \$2,346,500, down -1.61% from \$2,385,000 from the previous month and 16.61% higher than \$2,012,211 from June 2025. The June 2026 median sales price was at its highest level compared to June 2025 and 2024. The average sales price in June 2026 was \$2,990,346, up 1.45% from \$2,947,731 from the previous month and 26.16% higher than \$2,370,361 from June 2025. The June 2026 average sale price was at its highest level compared to June 2025 and 2024.





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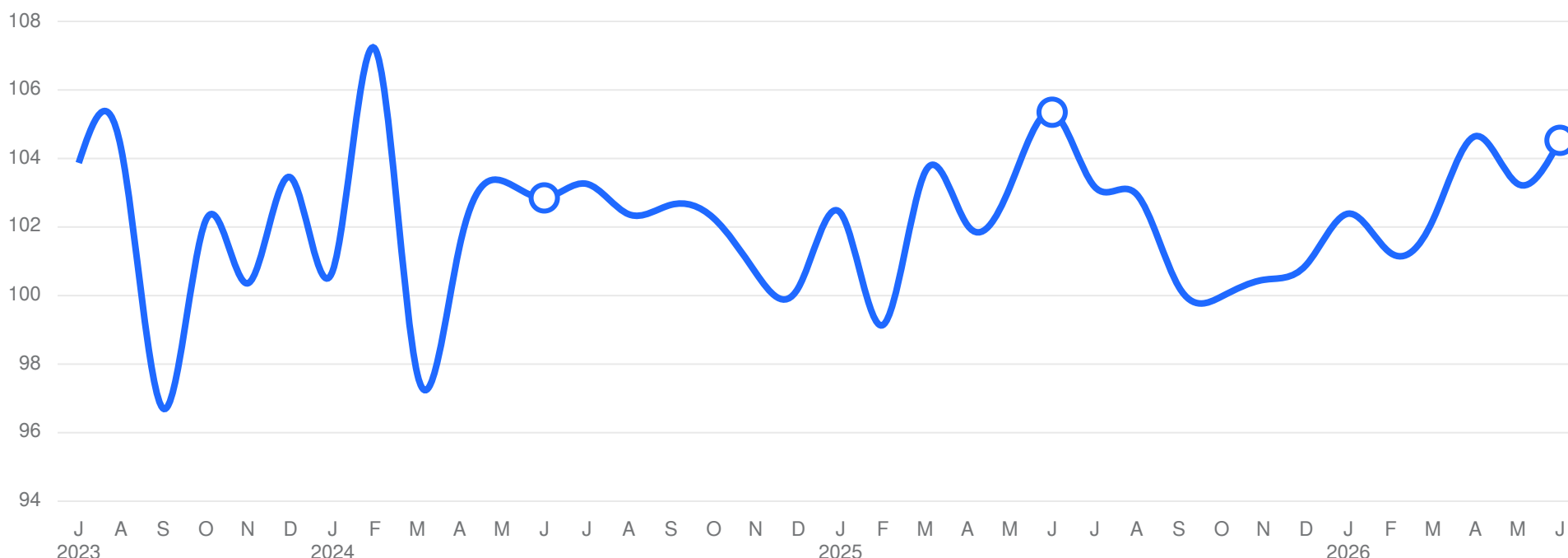
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Sales Price / List Price Ratio

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 June 2026 sales price/list price ratio was 104.53%, up from 103.26% from the previous month and equal to June 2025.



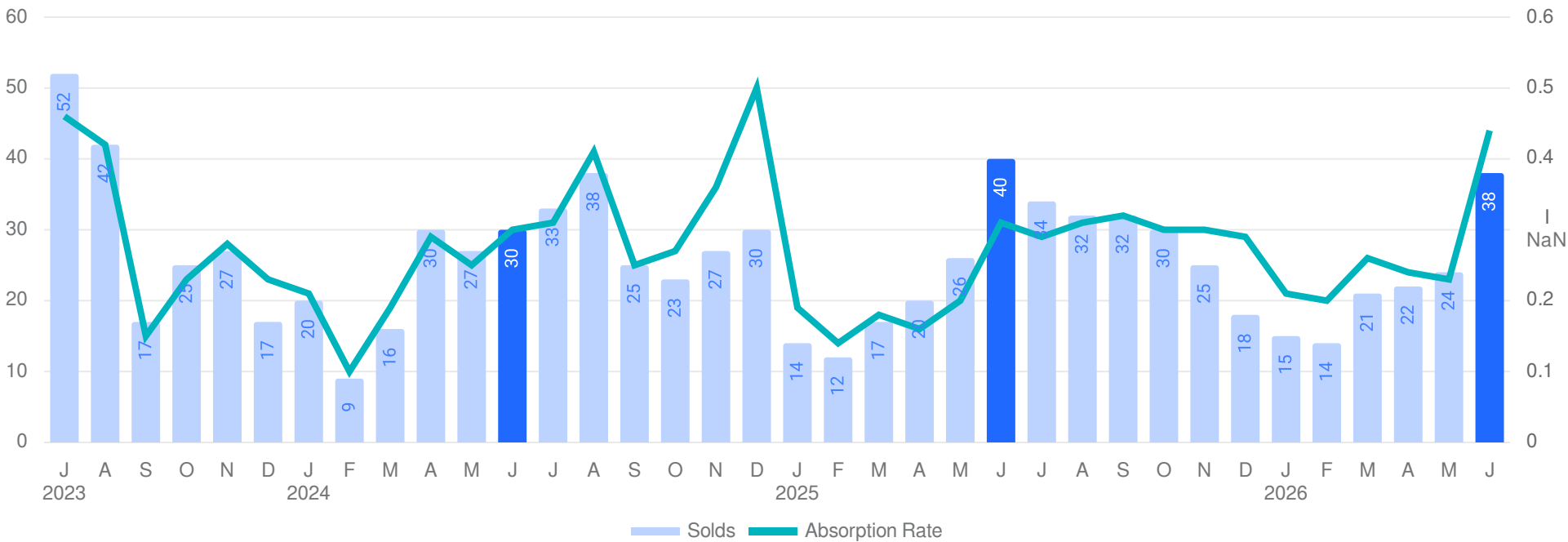


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Number of Properties Sold & Absorption Rate

The number of properties sold in June 2026 was 38, up 58.33% from 24 from the previous month and -5.00% lower than 40 from June 2025. The June 2026 sales were at a mid level compared to June 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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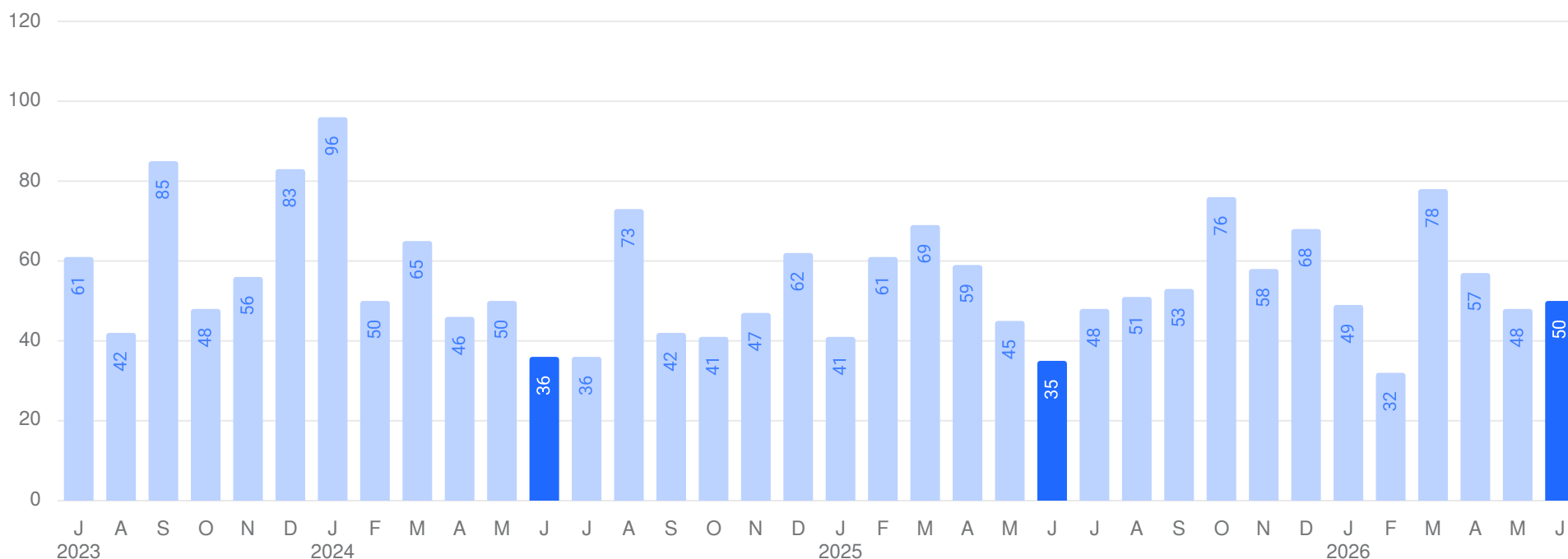
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Average Days on Market

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 June 2026 was 50 days, up 4.17% from 48 days from the previous month and 42.86% higher than 35 days from June 2025. The June 2026 DOM was at its highest level compared with June 2025 and 2024.





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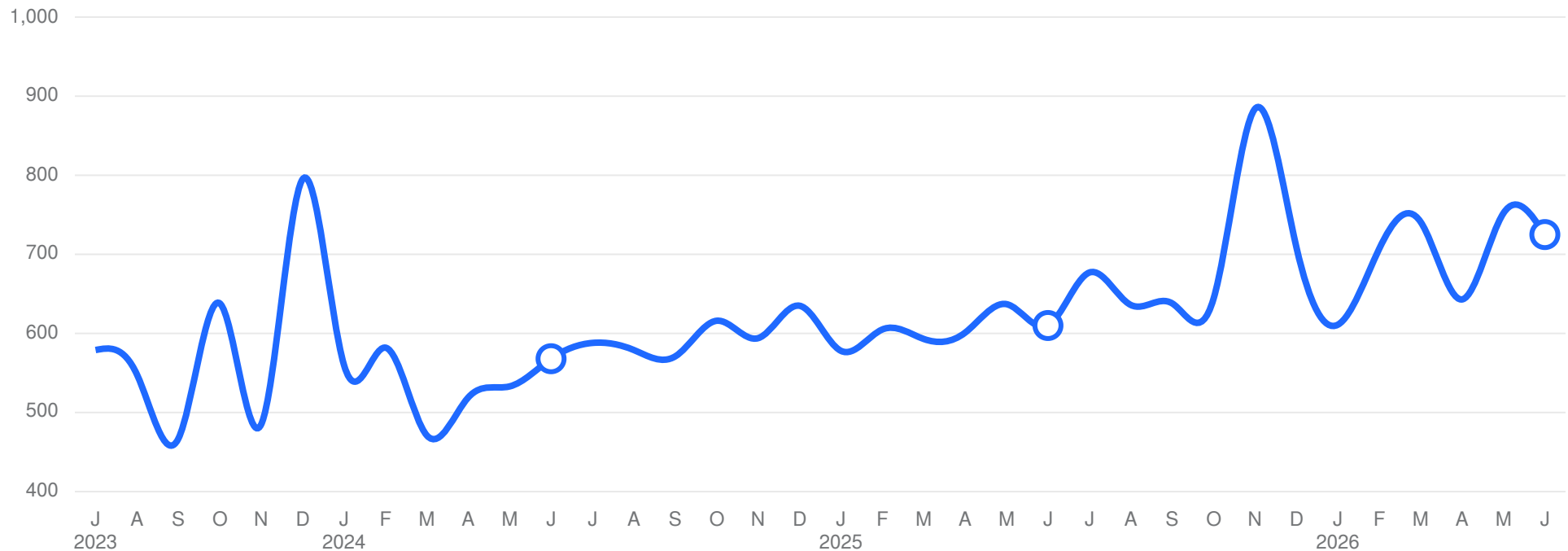
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Average Sales Price per Square Foot

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 June 2026 was \$725, down -3.59% from \$752 from the previous month and 18.85% higher than \$610 from June 2025.





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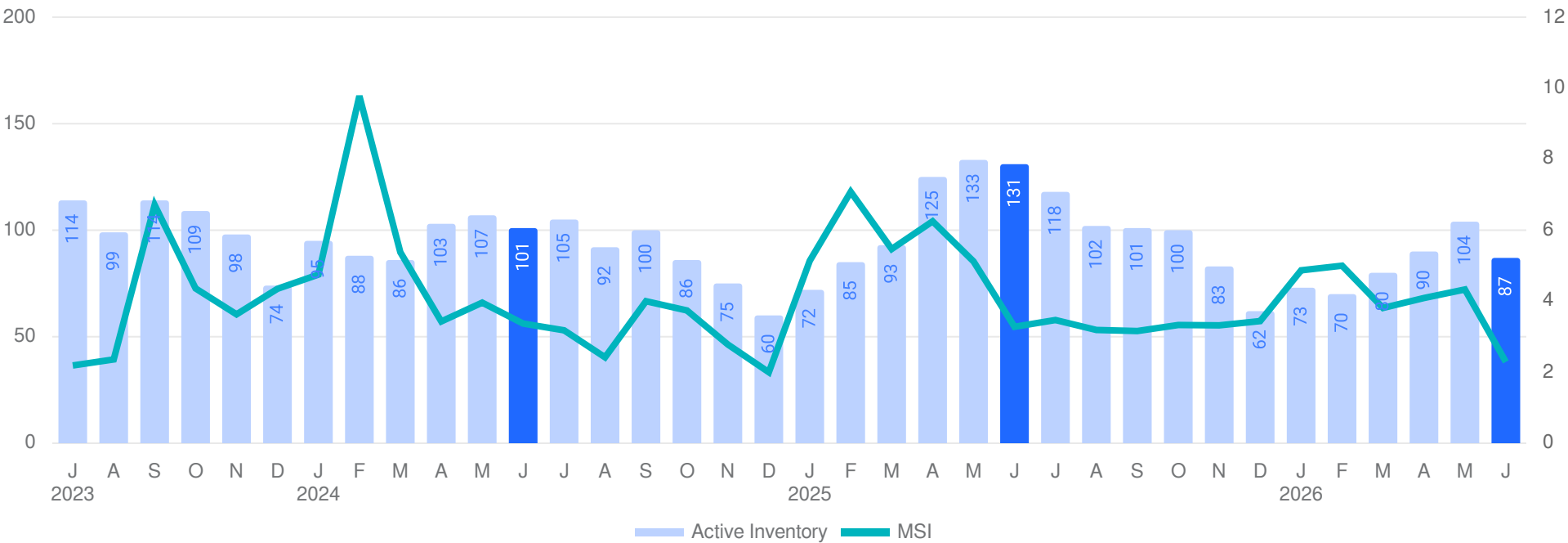
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Inventory & MSI

The number of properties for sale in June 2026 was 87, down -16.35% from 104 from the previous month and -33.59% lower than 131 from June 2025. The June 2026 inventory was at its lowest level compared with June 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The June 2026 MSI of 2.29 months was at its lowest level compared with June 2025 and 2024.



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New Listings

The number of new listings in June 2026 was 41, down -34.92% from 63 from the previous month and -2.38% lower than 42 from June 2025. The June 2026 listings were at a mid level compared to June 2025 and 2024.

