

Market Trends Report

July 2026

 Property Type

Single Family

 Date Range

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

Overview	Monthly Trends				
	YTD Avg.	July	June	Apr. - Jun.	Jul. 2025
New Listings	283	26	43	54	31
Average Sales Price per Square Foot	689	644	727	707	677
Average Days on Market	50	35	49	51	48
Number of Properties for Sale	598	82	96	98	118
Average List Price	\$4,138,267	\$4,966,323	\$4,513,650	\$4,162,645	\$3,691,943
Median List Price	\$3,601,786	\$4,472,500	\$4,022,500	\$3,622,500	\$2,995,000
Average Sales Price	\$2,937,768	\$2,981,712	\$3,021,337	\$2,820,517	\$2,696,779
Median Sales Price	\$2,314,357	\$2,650,000	\$2,418,000	\$2,387,667	\$2,077,500
Sales Price / List Price Ratio	103.42%	105.79%	104.41%	104.11%	103.18%
Number of Properties Sold	182	47	39	28	34
Month's Supply of Inventory	3.78	1.74	2.46	3.69	3.47
Absorption Rate	0.3	0.57	0.41	0.29	0.29



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Average & Median Sales Price

The median sales price in July 2026 was \$2,650,000, up 9.59% from \$2,418,000 from the previous month and 27.56% higher than \$2,077,500 from July 2025. The July 2026 median sales price was at its highest level compared to July 2025 and 2024. The average sales price in July 2026 was \$2,981,712, down -1.31% from \$3,021,337 from the previous month and 10.57% higher than \$2,696,779 from July 2025. The July 2026 average sale price was at its highest level compared to July 2025 and 2024.





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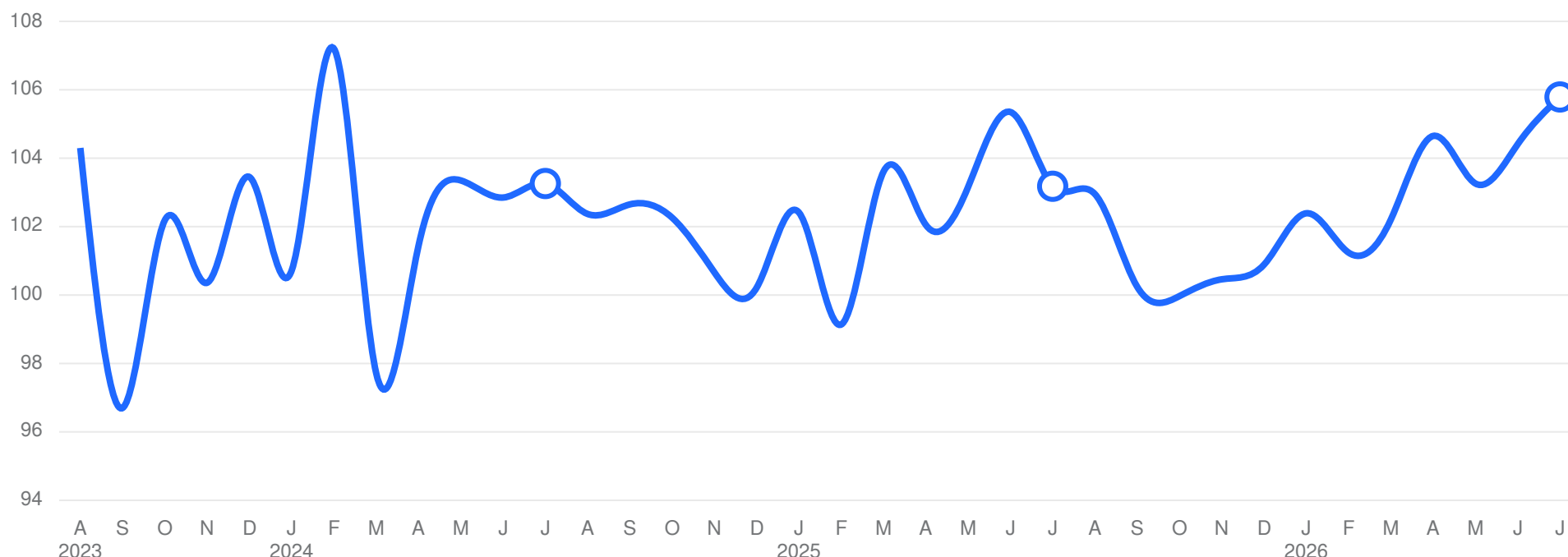
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Sales Price / List Price Ratio

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 July 2026 sales price/list price ratio was 105.79%, up from 104.41% from the previous month and up from 103.18% from July 2025.





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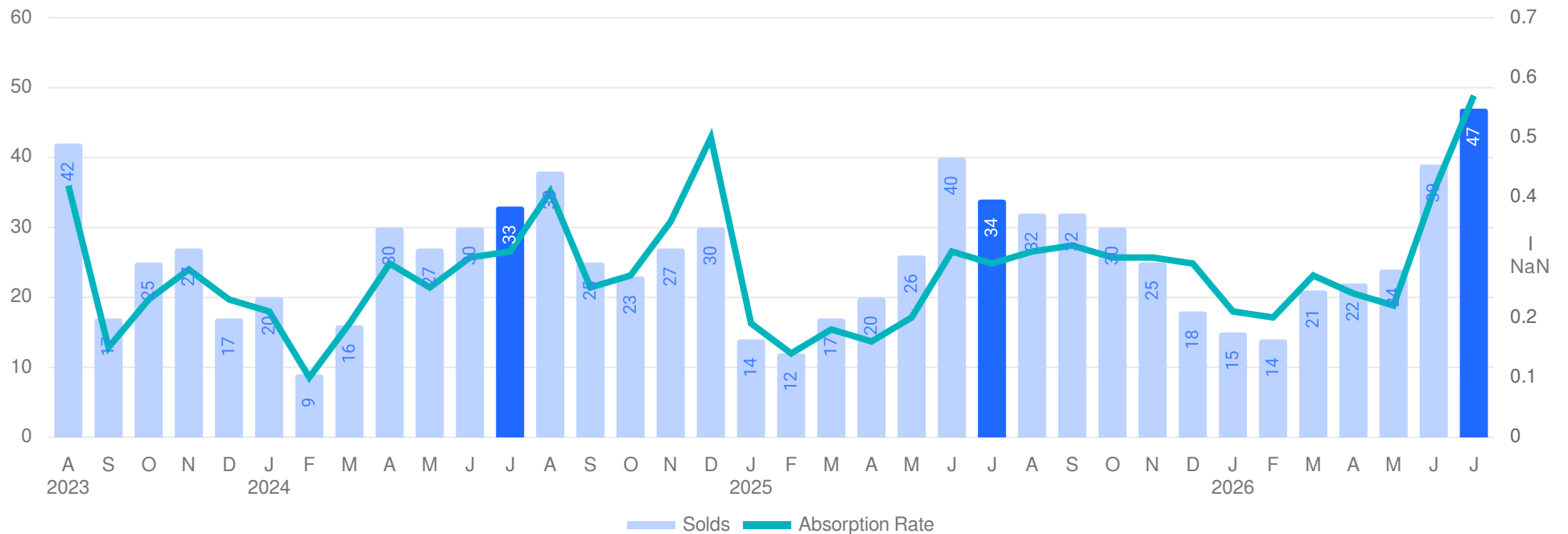
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Number of Properties Sold & Absorption Rate

The number of properties sold in July 2026 was 47, up 20.51% from 39 from the previous month and 38.24% higher than 34 from July 2025. The July 2026 sales were at its highest level compared to July 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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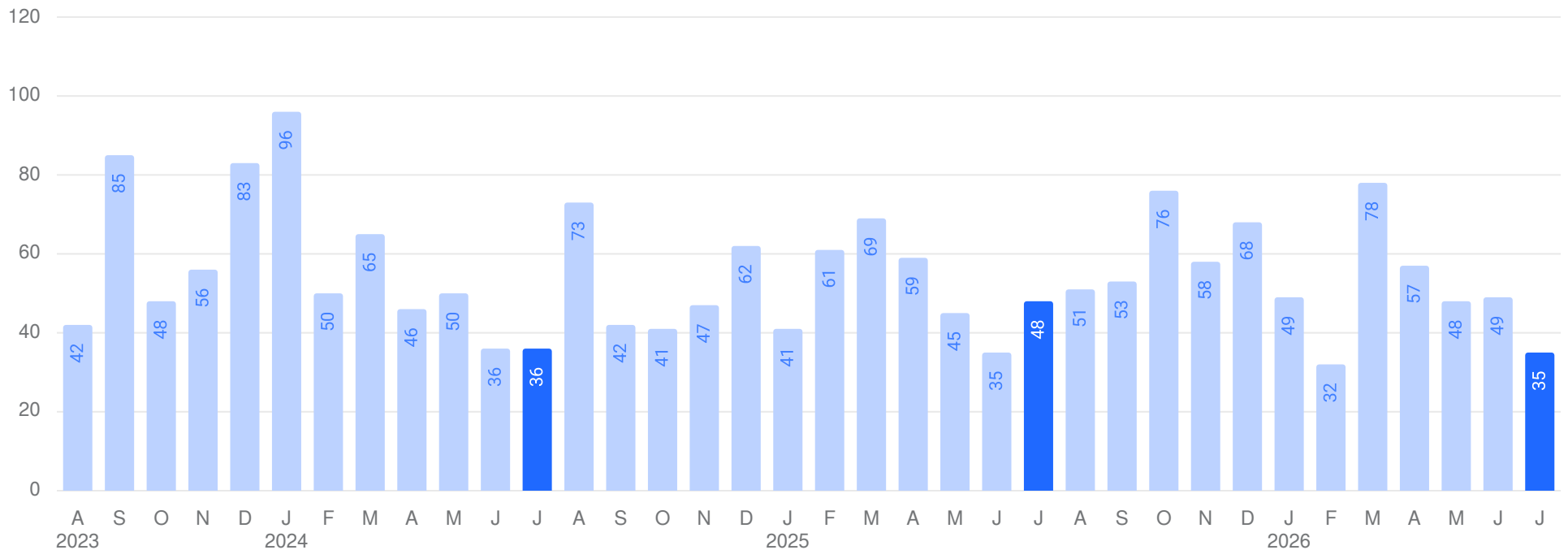
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Average Days on Market

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 July 2026 was 35 days, down -28.57% from 49 days from the previous month and -27.08% lower than 48 days from July 2025. The July 2026 DOM was at its lowest level compared with July 2025 and 2024.





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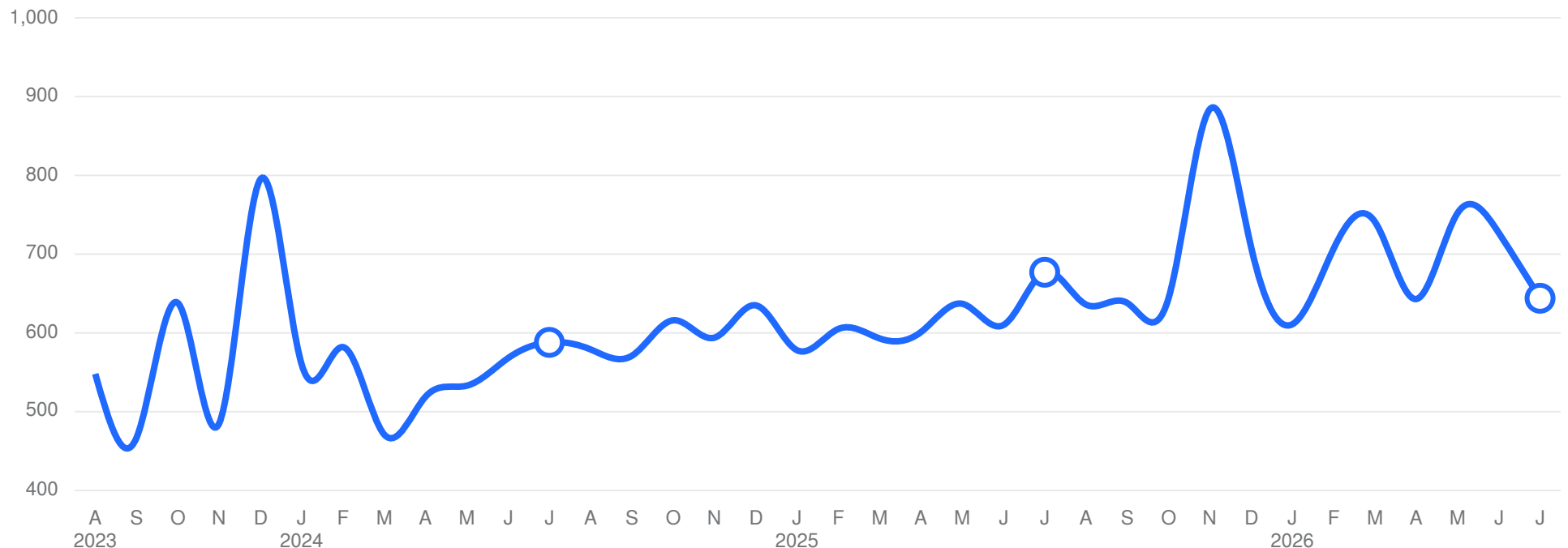
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Average Sales Price per Square Foot

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 July 2026 was \$644, down -11.42% from \$727 from the previous month and -4.87% lower than \$677 from July 2025.





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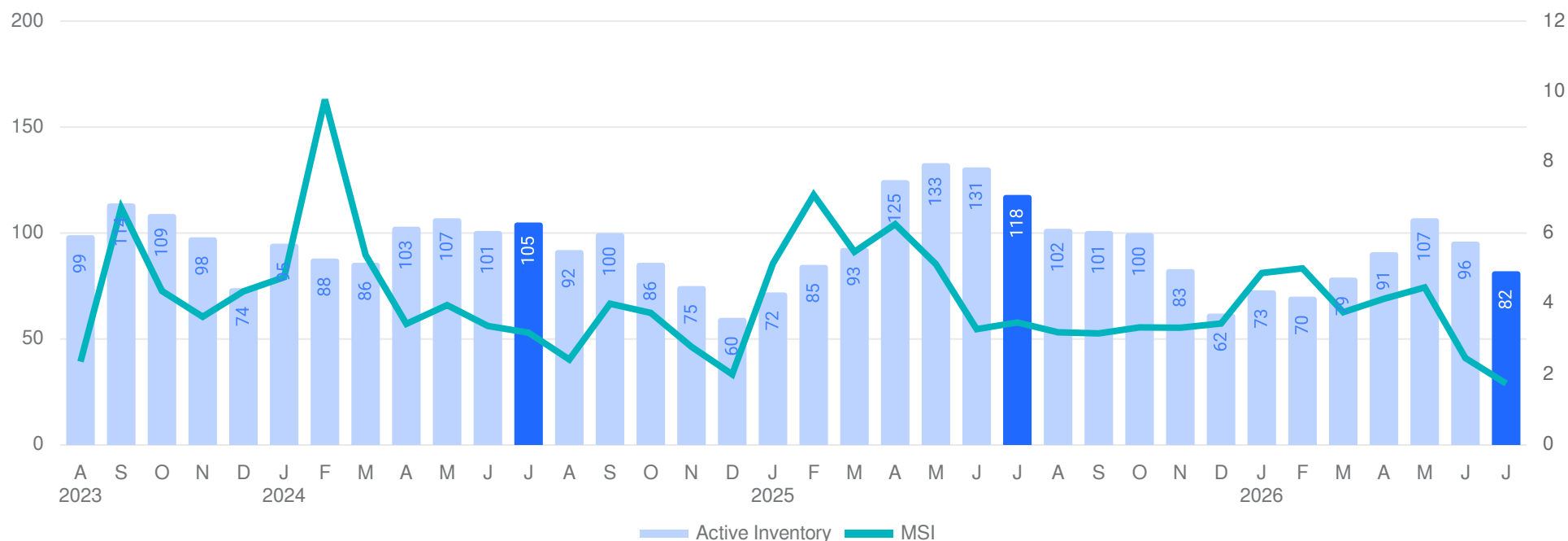
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Inventory & MSI

The number of properties for sale in July 2026 was 82, down -14.58% from 96 from the previous month and -30.51% lower than 118 from July 2025. The July 2026 inventory was at its lowest level compared with July 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The July 2026 MSI of 1.74 months was at its lowest level compared with July 2025 and 2024.





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New Listings

The number of new listings in July 2026 was 26, down -39.53% from 43 from the previous month and -16.13% lower than 31 from July 2025. The July 2026 listings were at its lowest level compared to July 2025 and 2024.

