

Market Trends Report

August 2026

 Property Type

Single Family

 Date Range

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

Overview	Monthly Trends				
	YTD Avg.	August	July	May. - Jul.	Aug. 2025
New Listings	301	15	27	45	27
Average Sales Price per Square Foot	686	665	644	708	636
Average Days on Market	48	37	35	44	51
Number of Properties for Sale	690	67	89	101	103
Average List Price	\$4,150,529	\$5,126,381	\$4,647,274	\$4,282,076	\$3,733,547
Median List Price	\$3,556,563	\$4,850,000	\$4,050,000	\$3,723,333	\$3,200,000
Average Sales Price	\$2,950,259	\$3,037,698	\$2,981,712	\$2,983,593	\$2,788,757
Median Sales Price	\$2,362,563	\$2,700,000	\$2,650,000	\$2,484,333	\$2,595,500
Sales Price / List Price Ratio	103.47%	103.78%	105.79%	104.49%	102.95%
Number of Properties Sold	213	31	47	37	32
Month's Supply of Inventory	3.68	2.16	1.89	3.05	3.22
Absorption Rate	0.31	0.46	0.53	0.38	0.31



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

Average & Median Sales Price

The median sales price in August 2026 was \$2,700,000, up 1.89% from \$2,650,000 from the previous month and 4.03% higher than \$2,595,500 from August 2025. The August 2026 median sales price was at its highest level compared to August 2025 and 2024. The average sales price in August 2026 was \$3,037,698, up 1.88% from \$2,981,712 from the previous month and 8.93% higher than \$2,788,757 from August 2025. The August 2026 average sale price was at its highest level compared to August 2025 and 2024.





Judy Michaelis
Broker

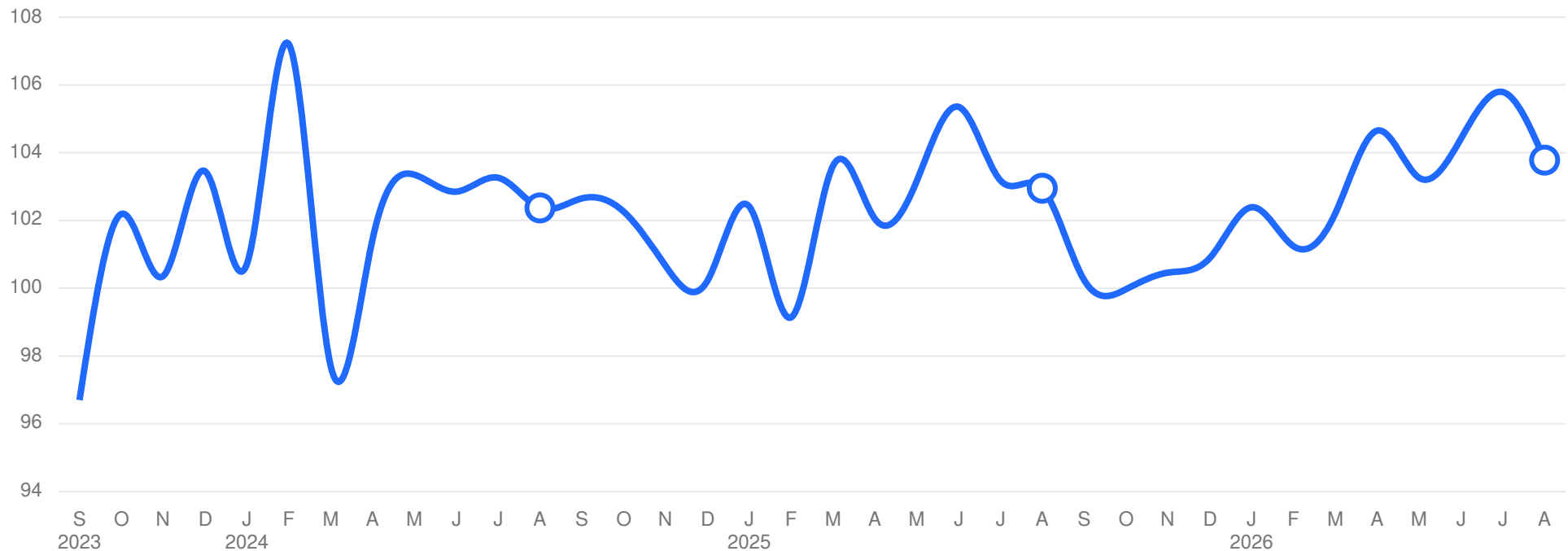
M: 203-247-5000
Lic#: 0750642

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

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

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 August 2026 sales price/list price ratio was 103.78%, down from 105.79% from the previous month and equal to August 2025.





Judy Michaelis
Broker

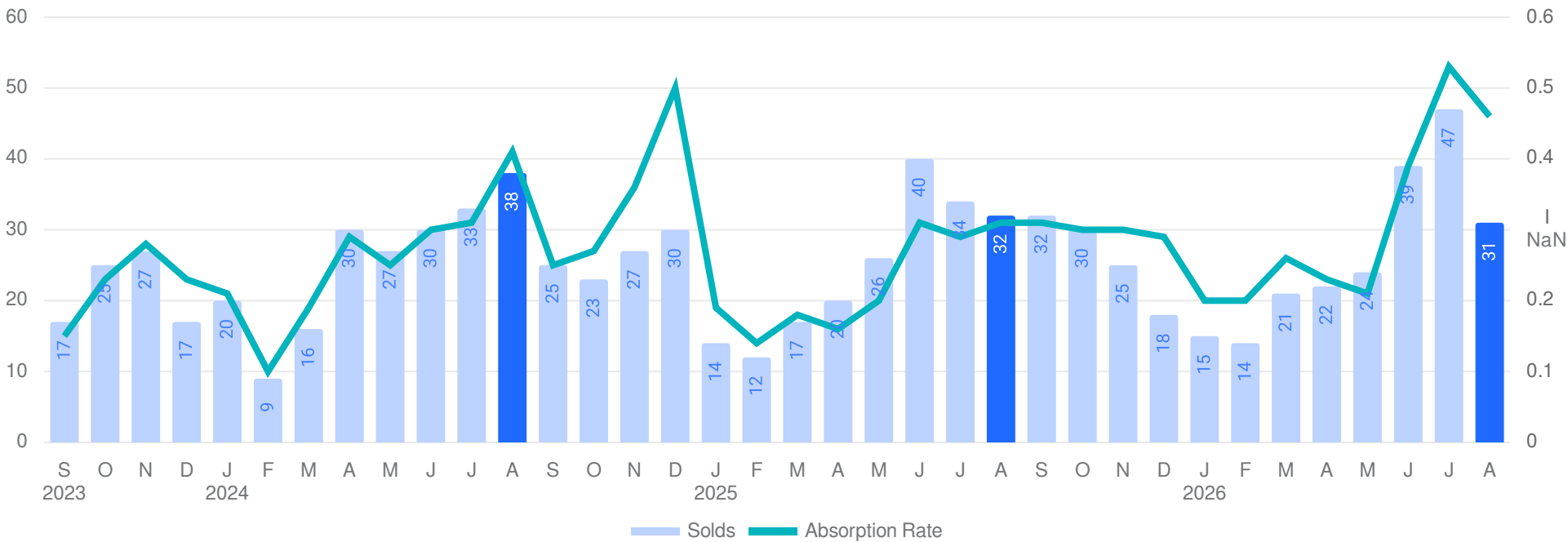
M: 203-247-5000
Lic#: 0750642

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 August 2026 was 31, down -34.04% from 47 from the previous month and -3.12% lower than 32 from August 2025. The August 2026 sales were at its lowest level compared to August 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 09/01/2023 through 8/31/2026. 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

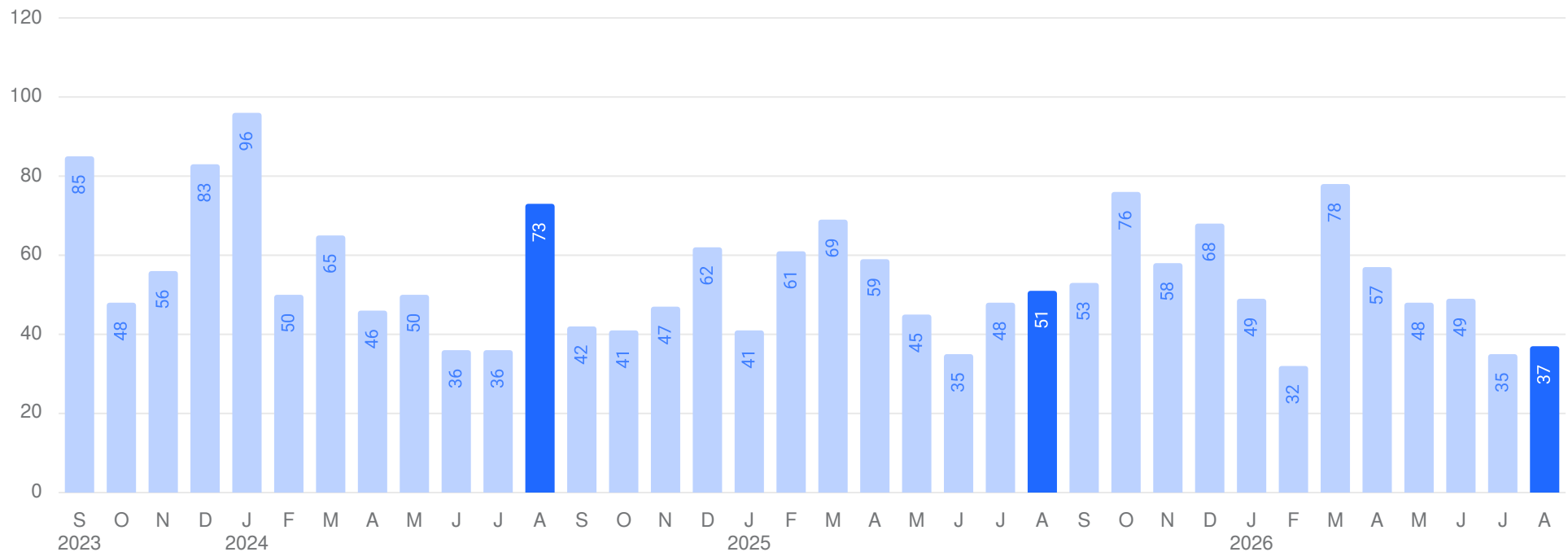
M: 203-247-5000
Lic#: 0750642

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

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

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 August 2026 was 37 days, up 5.71% from 35 days from the previous month and -27.45% lower than 51 days from August 2025. The August 2026 DOM was at its lowest level compared with August 2025 and 2024.



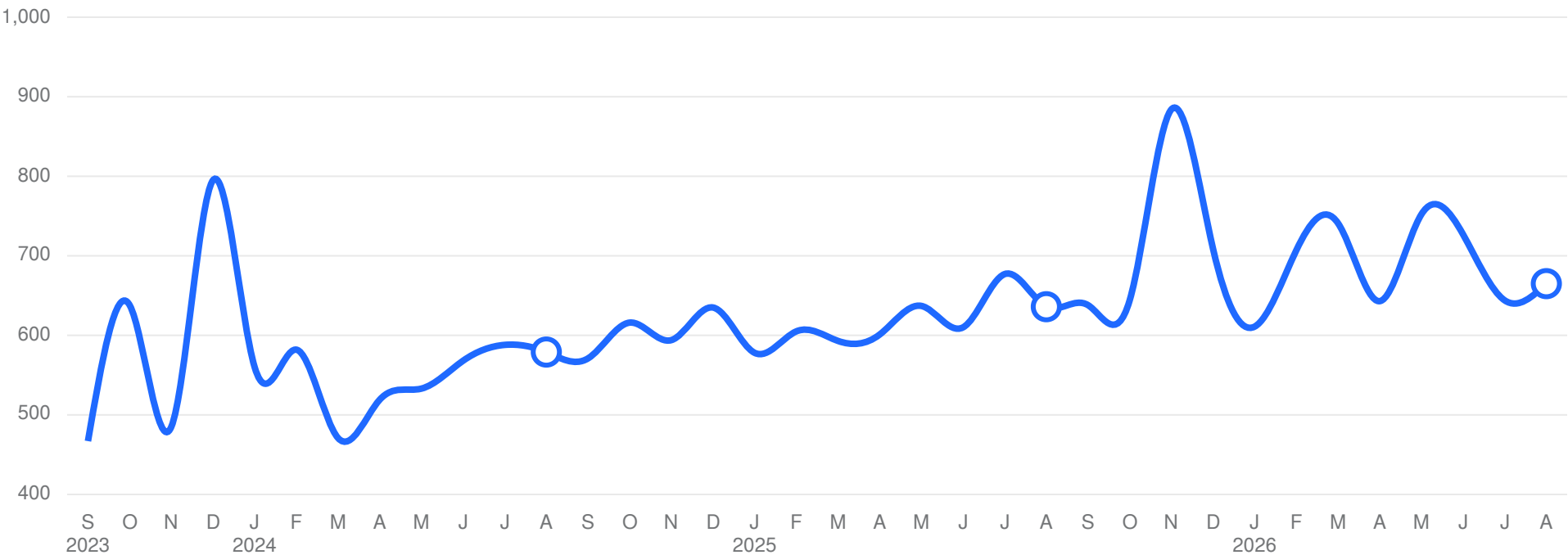


Judy Michaelis
Broker
M: 203-247-5000
Lic#: 0750642
judy.michaelis@coldwellbankermoves.com
<https://www.judymichaelis.com>

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

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 August 2026 was \$665, up 3.26% from \$644 from the previous month and 4.56% higher than \$636 from August 2025.



Based on information from SmartMLS for the period 09/01/2023 through 8/31/2026. 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 August 2026 was 67, down -24.72% from 89 from the previous month and -34.95% lower than 103 from August 2025. The August 2026 inventory was at its lowest level compared with August 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2026 MSI of 2.16 months was at its lowest level compared with August 2025 and 2024.





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

New Listings

The number of new listings in August 2026 was 15, down -44.44% from 27 from the previous month and -44.44% lower than 27 from August 2025. The August 2026 listings were at its lowest level compared to August 2025 and 2024.

