

Market Trends Report

September 2026

 Property Type

Single Family

 Date Range

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

Overview	Monthly Trends				
	YTD Avg.	September	August	Jun. - Aug.	Sep. 2025
New Listings	339	38	15	28	36
Average Sales Price per Square Foot	685	669	671	681	638
Average Days on Market	48	44	39	41	53
Number of Properties for Sale	771	75	72	88	102
Average List Price	\$4,218,587	\$5,007,836	\$4,908,785	\$4,623,227	\$3,741,794
Median List Price	\$3,636,389	\$4,750,000	\$4,350,000	\$4,073,333	\$3,400,000
Average Sales Price	\$2,844,408	\$2,039,836	\$2,995,460	\$2,999,503	\$2,379,482
Median Sales Price	\$2,287,271	\$1,724,938	\$2,660,000	\$2,576,000	\$2,015,000
Sales Price / List Price Ratio	103.2%	101.48%	103.34%	104.51%	100.24%
Number of Properties Sold	232	16	34	40	32
Month's Supply of Inventory	3.79	4.69	2.12	2.21	3.19
Absorption Rate	0.3	0.21	0.47	0.46	0.31



Judy Michaelis
Broker

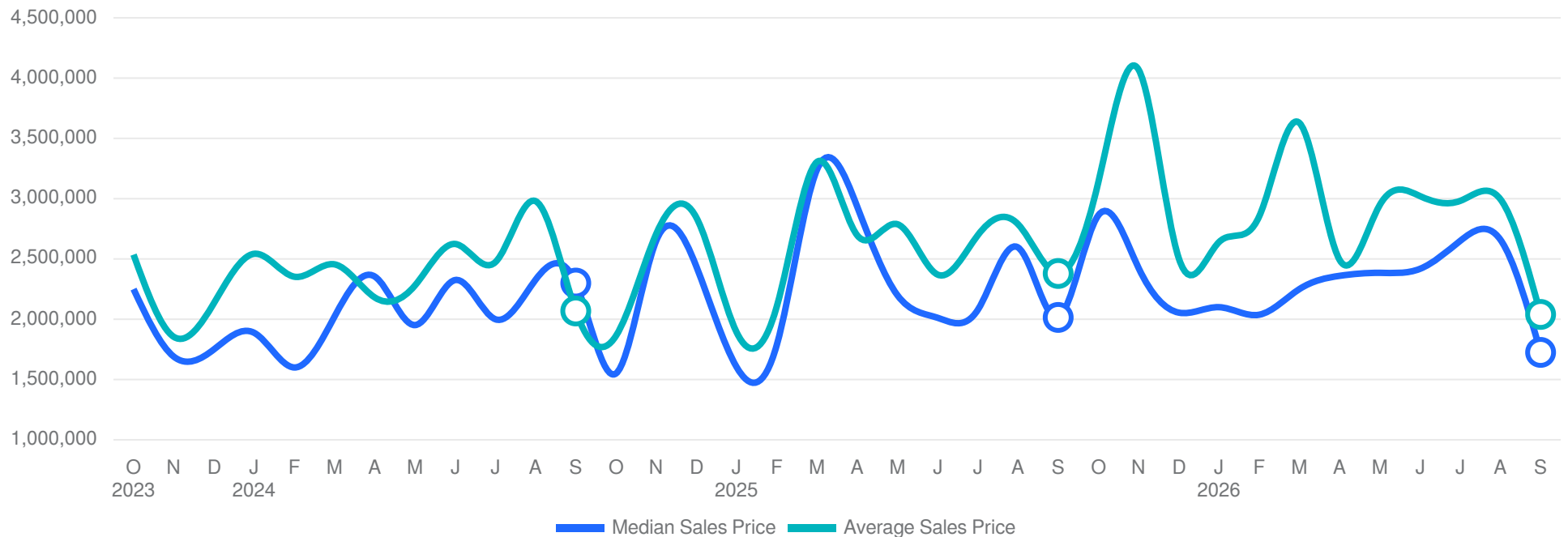
M: 203-247-5000
Lic#: 0750642

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 September 2026 was \$1,724,938, down -35.15% from \$2,660,000 from the previous month and -14.40% lower than \$2,015,000 from September 2025. The September 2026 median sales price was at its lowest level compared to September 2025 and 2024. The average sales price in September 2026 was \$2,039,836, down -31.90% from \$2,995,460 from the previous month and -14.27% lower than \$2,379,482 from September 2025. The September 2026 average sale price was at its lowest level compared to September 2025 and 2024.





Judy Michaelis
Broker

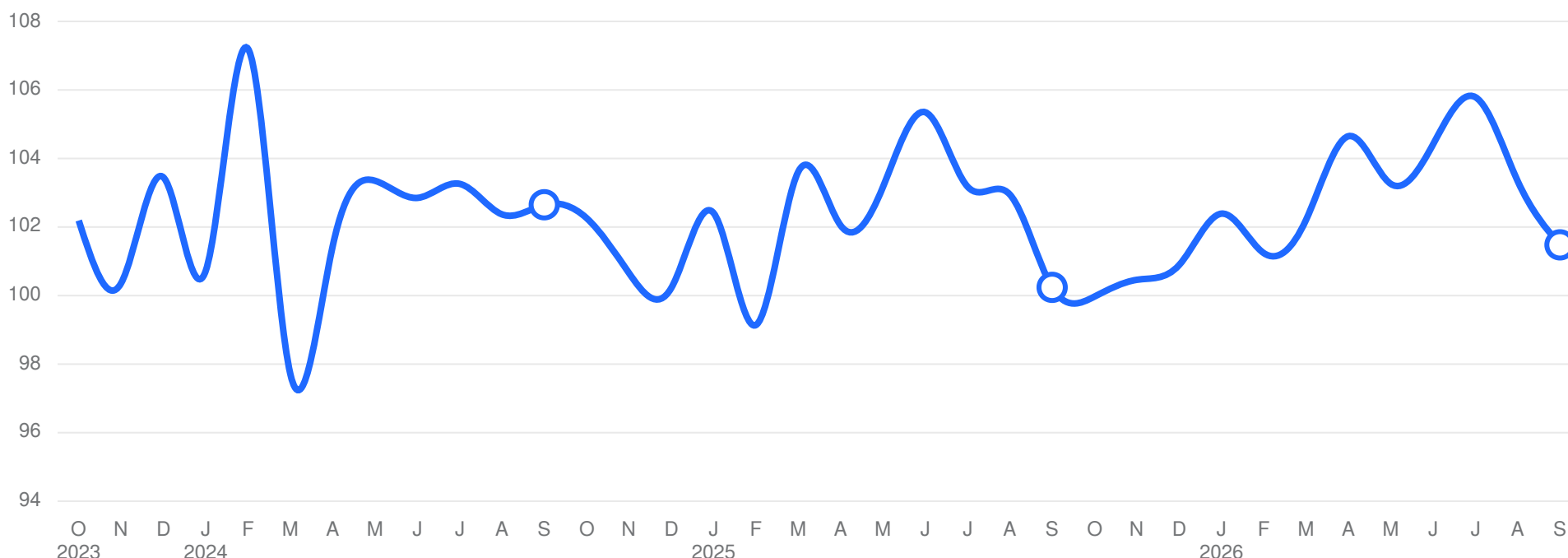
M: 203-247-5000
Lic#: 0750642

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 September 2026 sales price/list price ratio was 101.48%, down from 103.34% from the previous month and up from 100.24% from September 2025.





Judy Michaelis
Broker

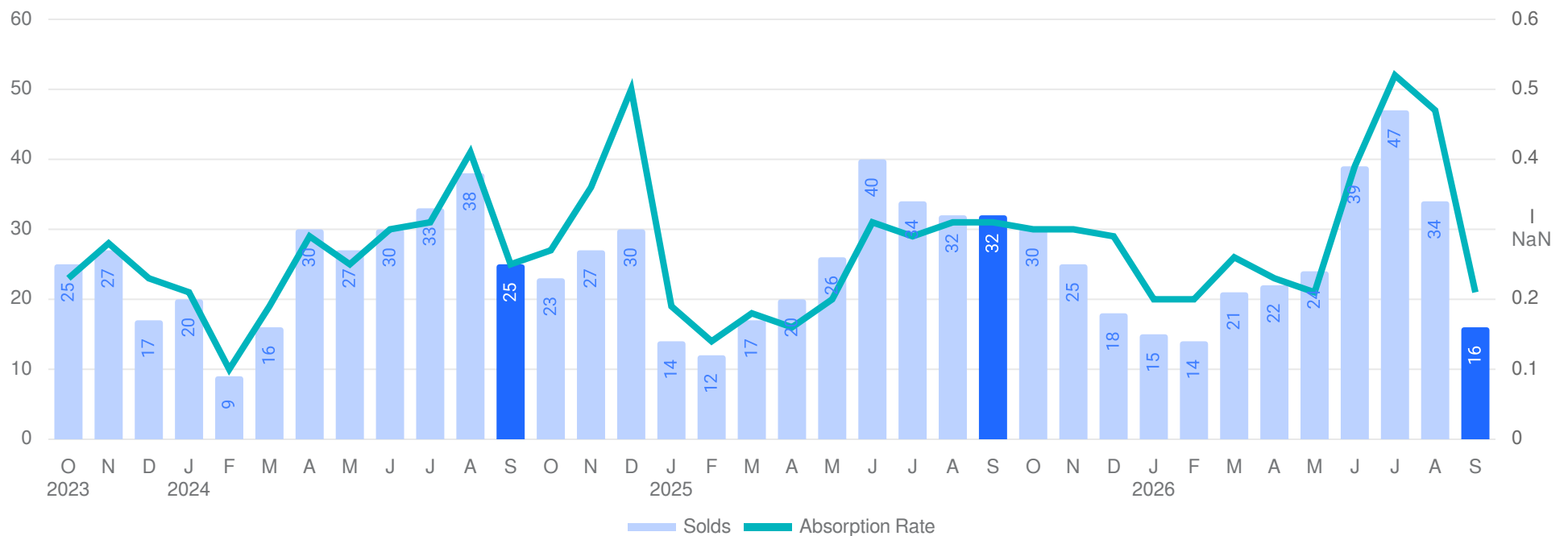
M: 203-247-5000
Lic#: 0750642

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 September 2026 was 16, down -52.94% from 34 from the previous month and -50.0% lower than 32 from September 2025. The September 2026 sales were at its lowest level compared to September 2025 and 2024. Absorption rate is the avg number of sales per month divided by the total number of available properties.





Judy Michaelis
Broker

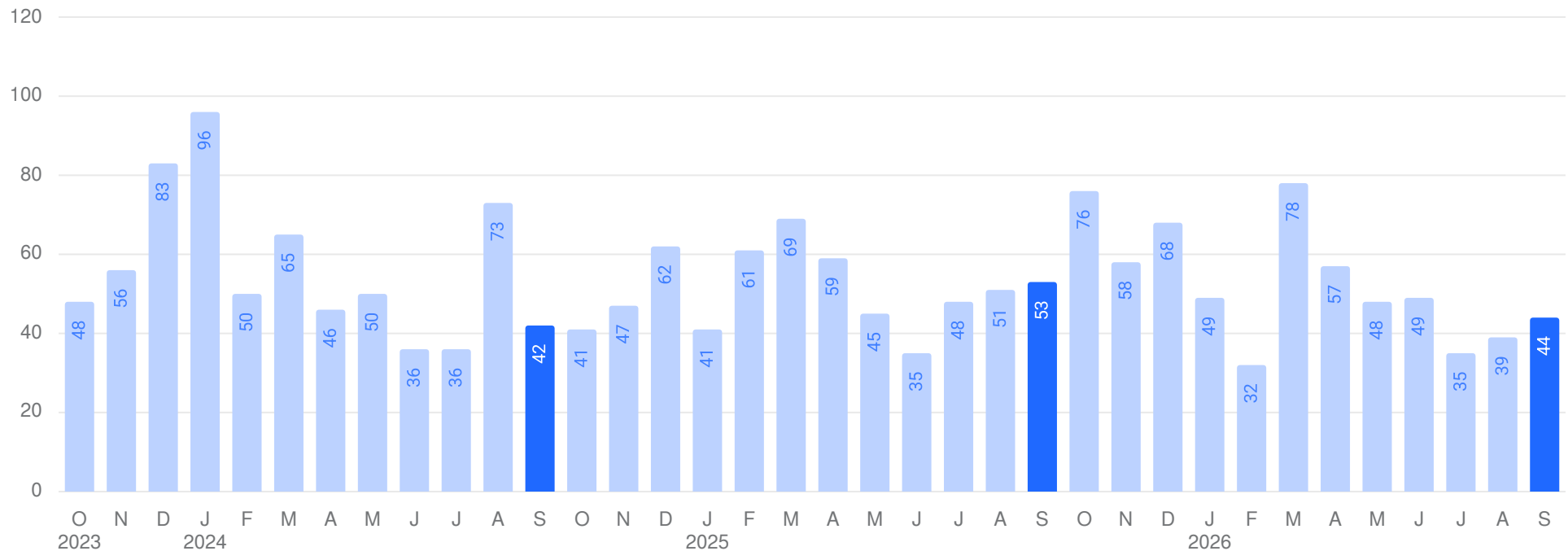
M: 203-247-5000
Lic#: 0750642

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 September 2026 was 44 days, up 12.82% from 39 days from the previous month and -16.98% lower than 53 days from September 2025. The September 2026 DOM was at a mid level compared with September 2025 and 2024.





Judy Michaelis
Broker

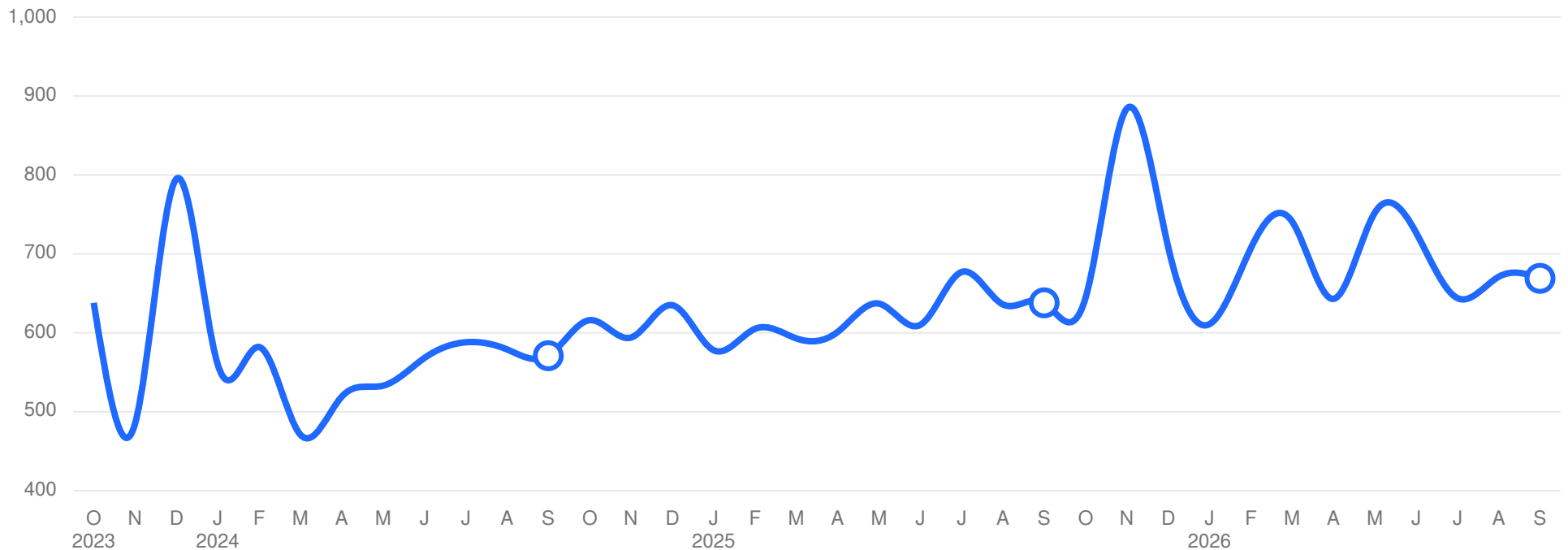
M: 203-247-5000
Lic#: 0750642

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 September 2026 was \$669, equal to the previous month and 4.86% higher than \$638 from September 2025.





Judy Michaelis
Broker

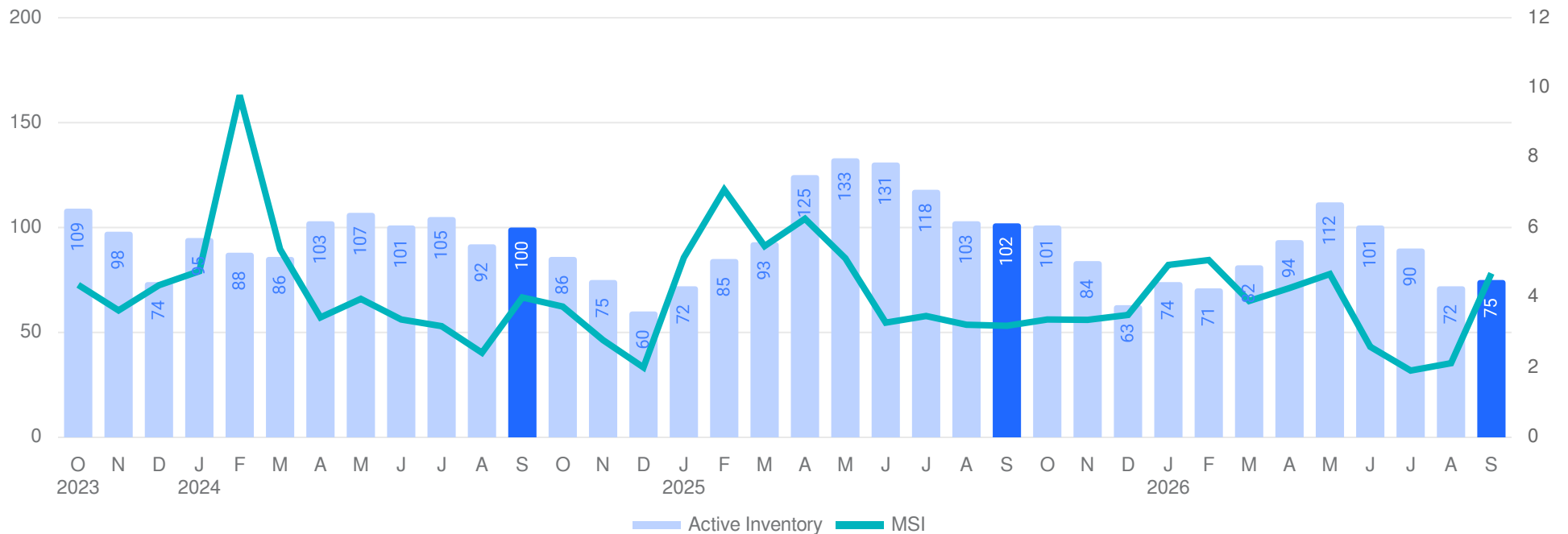
M: 203-247-5000
Lic#: 0750642

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

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

Inventory & MSI

The number of properties for sale in September 2026 was 75, up 4.17% from 72 from the previous month and -26.47% lower than 102 from September 2025. The September 2026 inventory was at its lowest level compared with September 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The September 2026 MSI of 4.69 months was at its highest level compared with September 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 September 2026 was 38, up 153.33% from 15 from the previous month and 5.56% higher than 36 from September 2025. The September 2026 listings were at a mid level compared to September 2025 and 2024.

