

City: Westport



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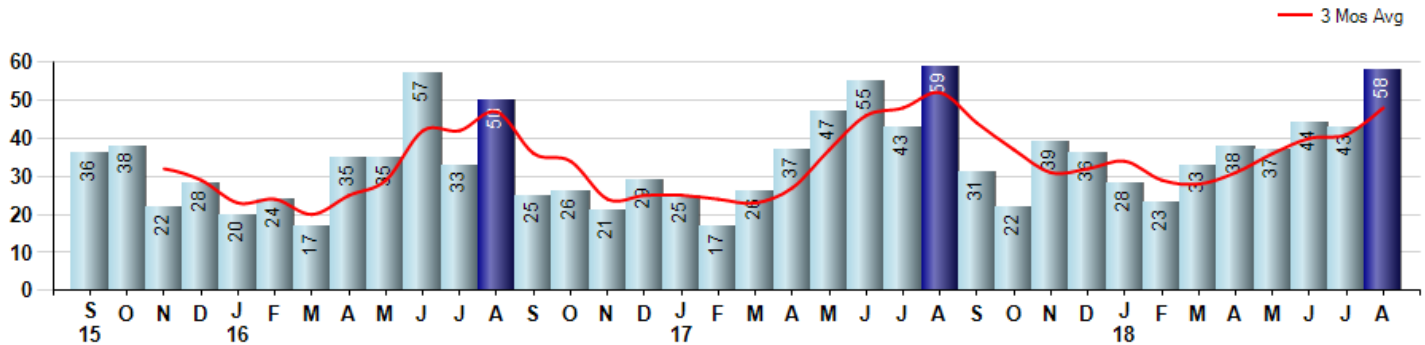
Price Range: 0 to 999999999 | Properties: Single Family Home

Market Profile & Trends Overview	Month	Trending Versus*:				Trending Versus*:		
		LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$1,575,000	-1%		0%				
Average List Price of all Current Listings	\$2,125,965	1%		7%				
August Median Sales Price	\$1,235,000	-4%	3%	6%	-6%	\$1,236,250	-7%	-6%
August Average Sales Price	\$1,395,864	-10%	-1%	9%	-9%	\$1,473,918	-6%	-4%
Total Properties Currently for Sale (Inventory)	347	0%		-6%				
August Number of Properties Sold	58	35%		-2%			-2%	
August Average Days on Market (Solds)	89	7%	7%	-19%	-39%	94	-41%	-35%
Asking Price per Square Foot (based on New Listings)	\$393	-13%	-7%	6%	-2%	\$393	-3%	-2%
August Sold Price per Square Foot	\$340	-11%	-3%	-4%	-6%	\$349	-6%	-3%
August Month's Supply of Inventory	6.0	-26%	-20%	-5%	-49%	9.1	-26%	-22%
August Sale Price vs List Price Ratio	92.9%	-1.6%	0%	1%	1.2%	92.9%	0.5%	1.1%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

Property Sales

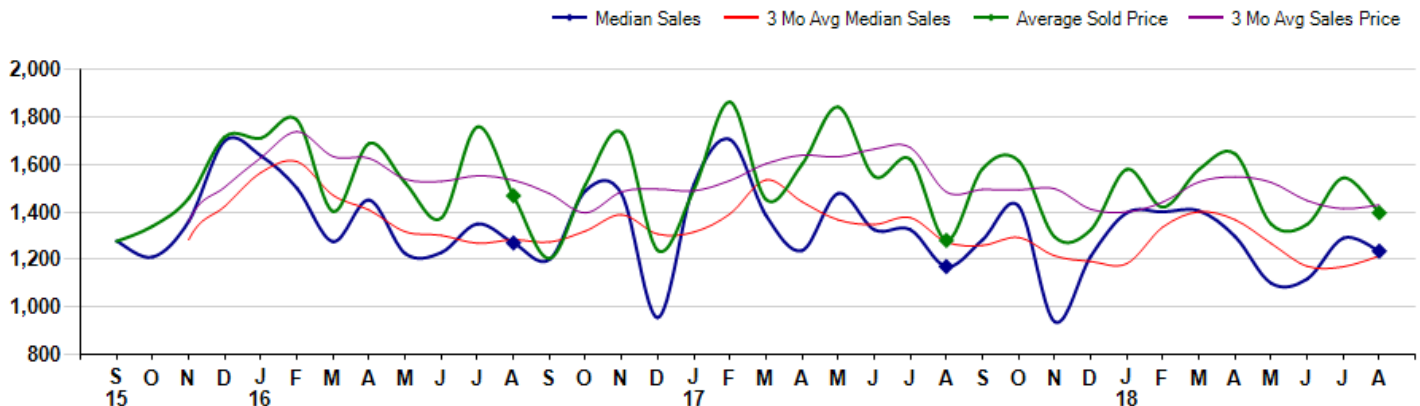
August Property sales were 58, down -1.7% from 59 in August of 2017 and 34.9% higher than the 43 sales last month. August 2018 sales were at a mid level compared to August of 2017 and 2016. August YTD sales of 304 are running -1.6% behind last year's year-to-date sales of 309.



Prices

The Median Sales Price in August was \$1,235,000, up 5.6% from \$1,170,000 in August of 2017 and down -4.3% from \$1,290,000 last month. The Average Sales Price in August was \$1,395,864, up 9.0% from \$1,280,364 in August of 2017 and down -9.6% from \$1,543,302 last month. August 2018 ASP was at a mid range compared to August of 2017 and 2016.

Median means Middle (the same # of properties sold above and below Median) (000's)



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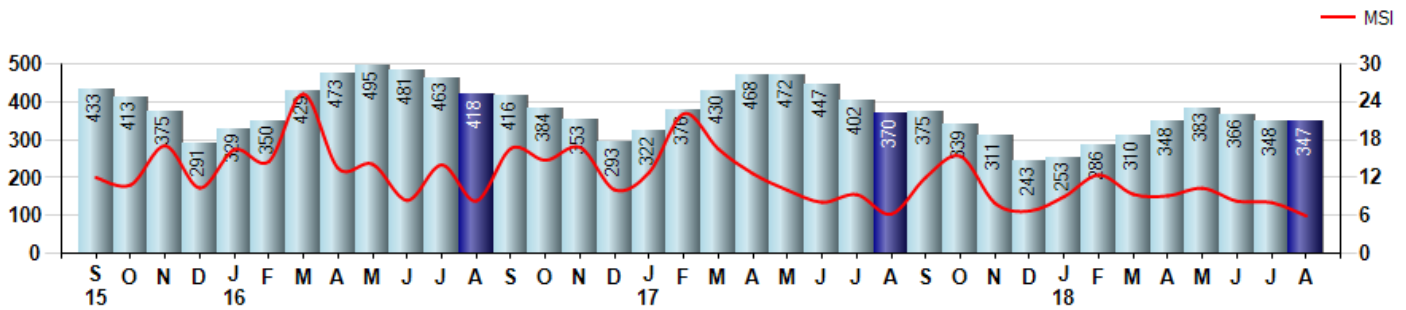
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Inventory & MSI

The Total Inventory of Properties available for sale as of August was 347, down -0.3% from 348 last month and down -6.2% from 370 in August of last year. August 2018 Inventory was at the lowest level compared to August of 2017 and 2016.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2018 MSI of 6.0 months was at its lowest level compared with August of 2017 and 2016.

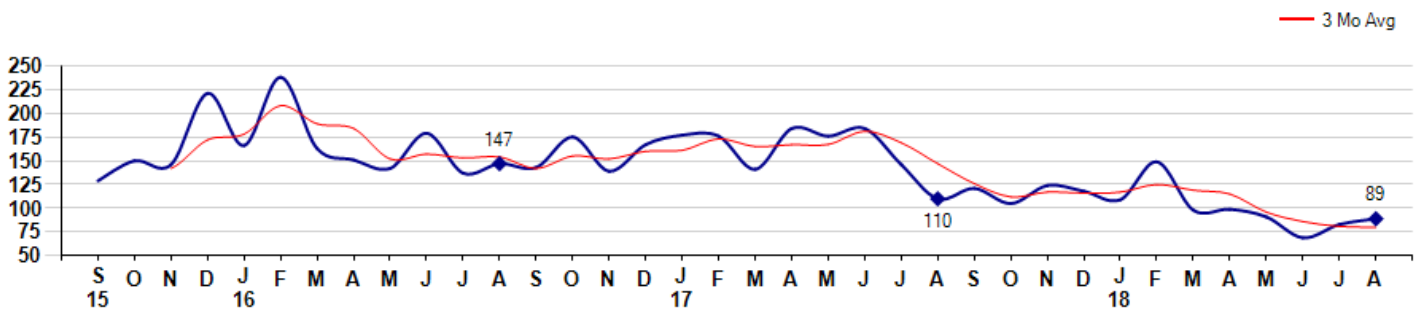
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



Market Time

The average Days On Market(DOM) shows how many days the average Property is on the Market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for August was 89, up 7.2% from 83 days last month and down -19.1% from 110 days in August of last year. The August 2018 DOM was at its lowest level compared with August of 2017 and 2016.

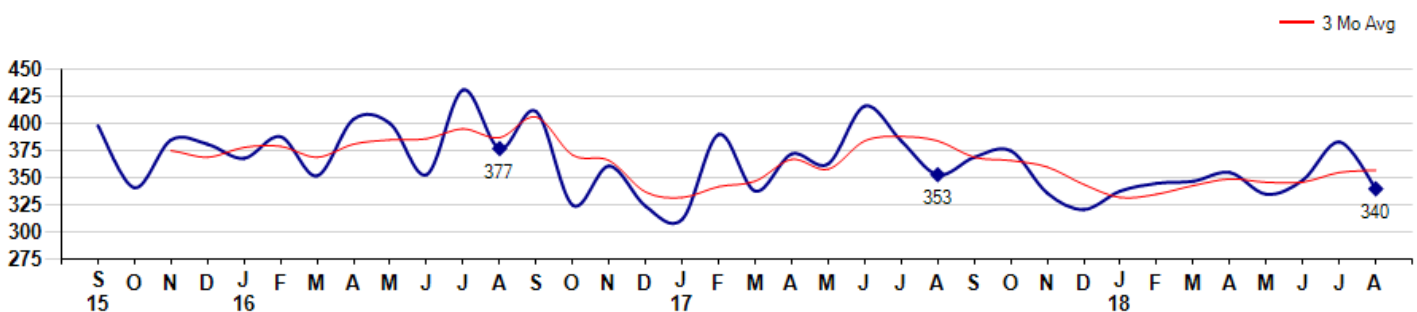
Average Days on Market(Listing to Contract) for properties sold during the month



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The August 2018 Selling Price per Square Foot of \$340 was down -11.2% from \$383 last month and down -3.7% from \$353 in August of last year.

Average Selling Price per Square Foot for properties that sold during the month



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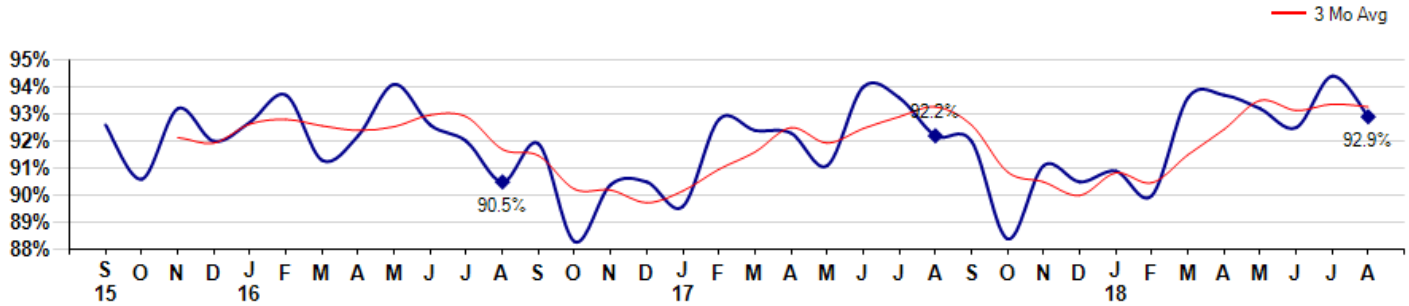


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Selling Price vs Listing Price

The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The August 2018 Selling Price vs List Price of 92.9% was down from 94.4% last month and up from 92.2% in August of last year.

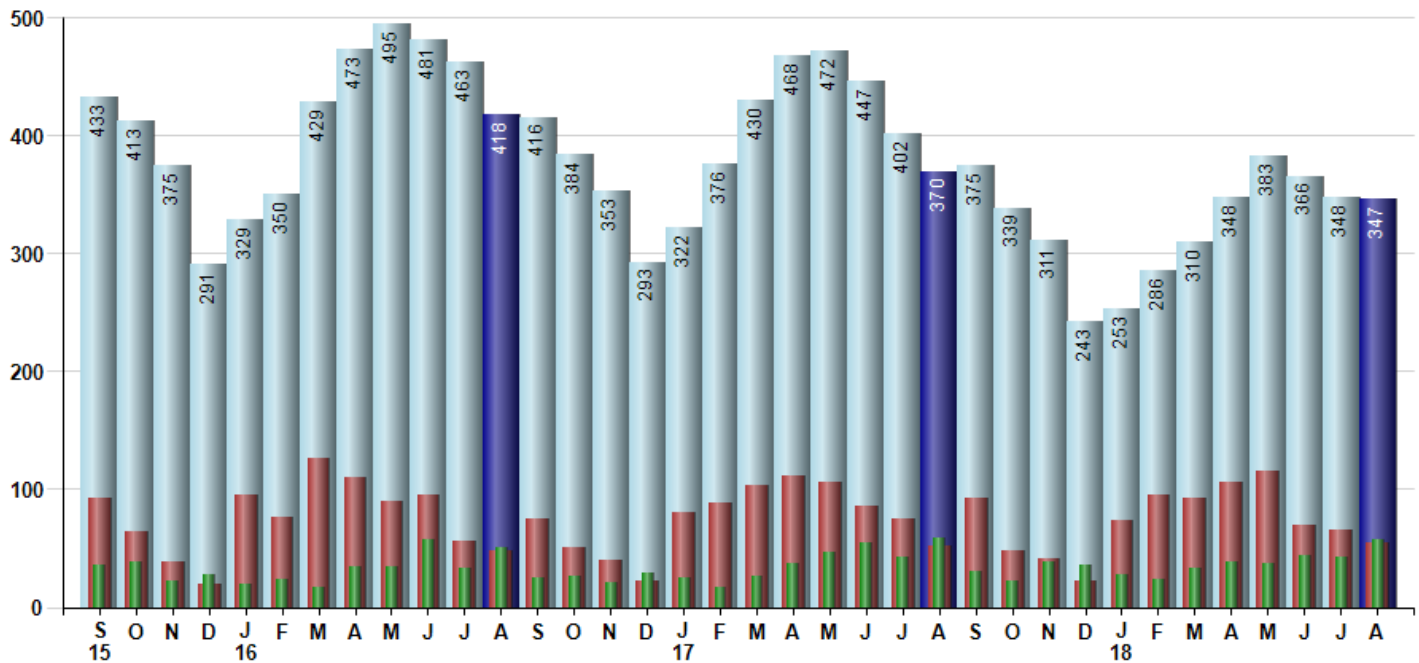
Avg Selling Price divided by Avg Listing Price for sold properties during the month



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in August 2018 was 55, down -16.7% from 66 last month and up 5.8% from 52 in August of last year.

Inventory New Listings Sold



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