

City: Westport



Barbara Sweeney
 Residential Real Estate Specialist
 (203) 451-6522
 www.BarbaraSweeneyHomes.com
 Barbara.Sweeney@cbmoves.com

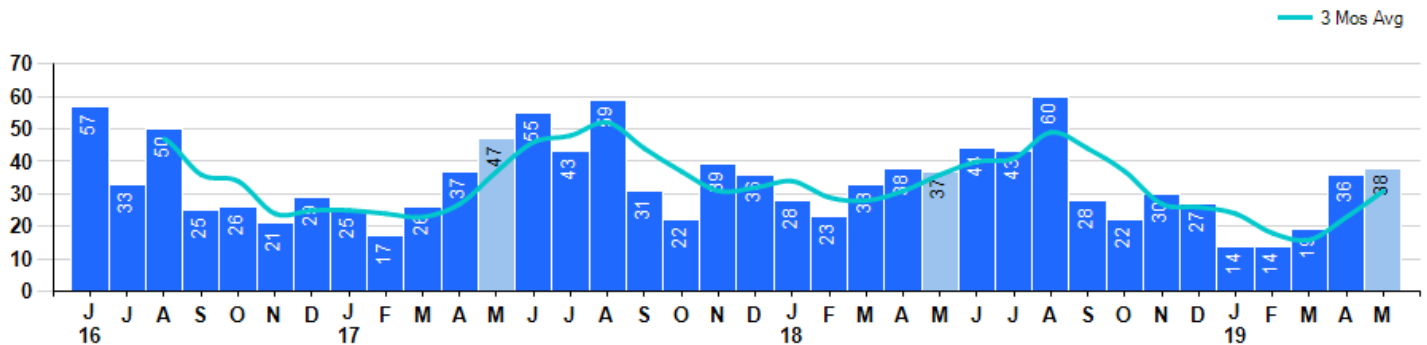
Price Range: 0 to 999999999 | Properties: Single Family Home

Market Profile & Trends Overview	Month	Trending Versus*:				Trending Versus*:		
		LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$1,425,000	-2%		-9%				
Average List Price of all Current Listings	\$1,855,811	0%		-6%				
May Median Sales Price	\$1,284,500	20%	7%	17%	5%	\$1,215,000	-4%	0%
May Average Sales Price	\$1,391,671	2%	2%	3%	-4%	\$1,349,349	-11%	-7%
Total Properties Currently for Sale (Inventory)	392	9%		2%				
May Number of Properties Sold	38	6%		3%			-24%	
May Average Days on Market (Solds)	126	2%	0%	39%	24%	124	17%	22%
Asking Price per Square Foot (based on New Listings)	\$426	8%	8%	6%	8%	\$403	7%	2%
May Sold Price per Square Foot	\$331	-8%	-4%	-1%	-7%	\$348	1%	-2%
May Month's Supply of Inventory	10.3	3%	-23%	0%	2%	17.1	70%	69%
May Sale Price vs List Price Ratio	92.5%	0.1%	1%	-1%	0.3%	91.5%	-1.1%	-0.7%

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

Property Sales

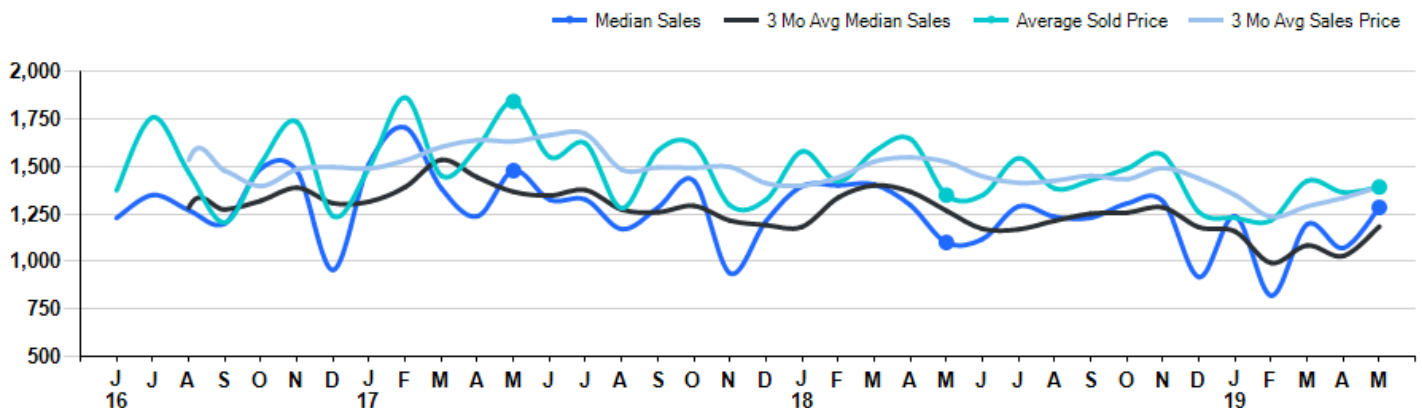
May Property sales were 38, up 2.7% from 37 in May of 2018 and 5.6% higher than the 36 sales last month. May 2019 sales were at a mid level compared to May of 2018 and 2017. May YTD sales of 121 are running -23.9% behind last year's year-to-date sales of 159.



Prices

The Median Sales Price in May was \$1,284,500, up 16.8% from \$1,100,000 in May of 2018 and up 19.9% from \$1,071,000 last month. The Average Sales Price in May was \$1,391,671, up 3.2% from \$1,348,961 in May of 2018 and up 2.1% from \$1,363,455 last month. May 2019 ASP was at a mid range compared to May of 2018 and 2017.

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



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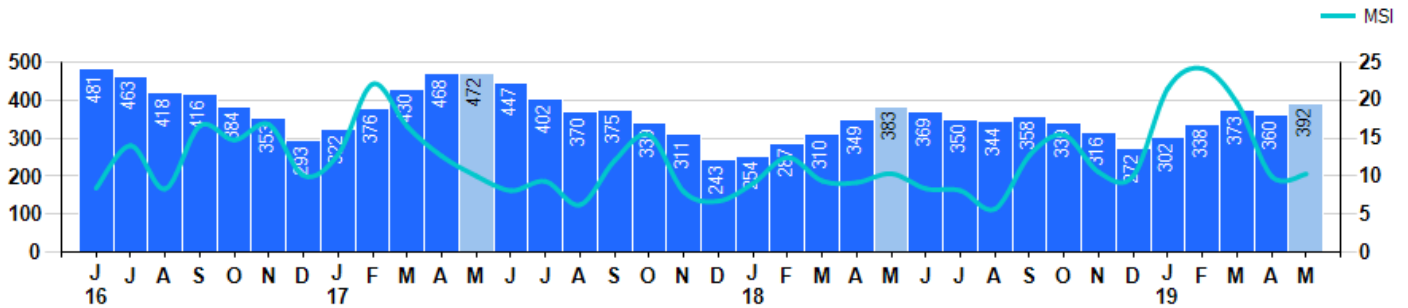
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Inventory & MSI

The Total Inventory of Properties available for sale as of May was 392, up 8.9% from 360 last month and up 2.3% from 383 in May of last year. May 2019 Inventory was at a mid range compared to May of 2018 and 2017.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The May 2019 MSI of 10.3 months was at a mid range compared with May of 2018 and 2017.

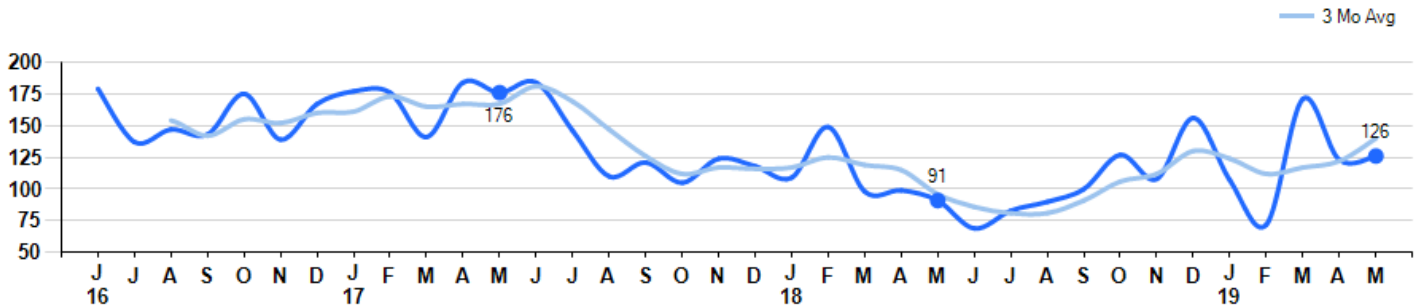
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 May was 126, up 2.4% from 123 days last month and up 38.5% from 91 days in May of last year. The May 2019 DOM was at a mid range compared with May of 2018 and 2017.

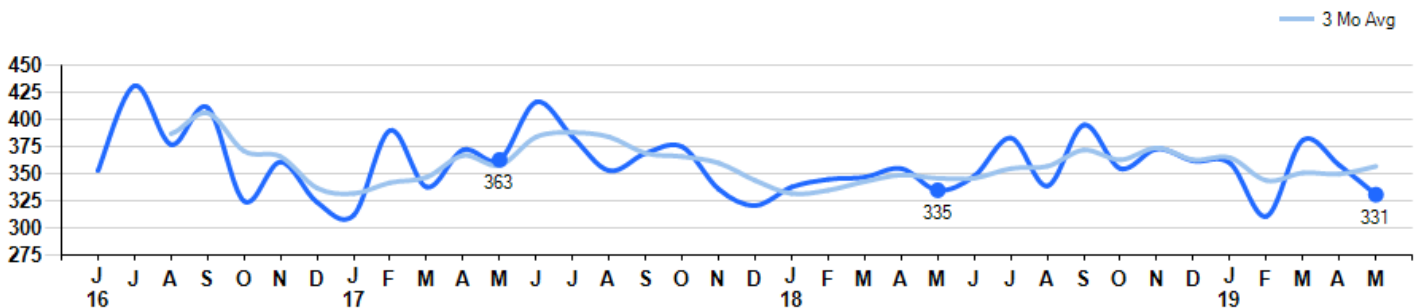
Average Days on Market (Listing to Contract) for properties sold during the month



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 May 2019 Selling Price per Square Foot of \$331 was down -7.5% from \$358 last month and down -1.2% from \$335 in May of last year.

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



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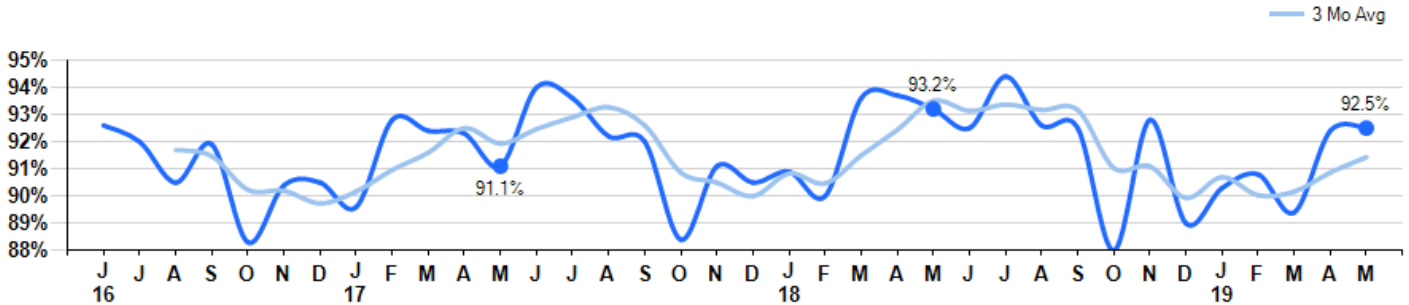
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Selling Price vs Listing Price

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 May 2019 Selling Price vs List Price of 92.5% was up from 92.4% last month and down from 93.2% in May 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 May 2019 was 98, up 40.0% from 70 last month and down -15.5% from 116 in May of last year.

