

# City: Westport



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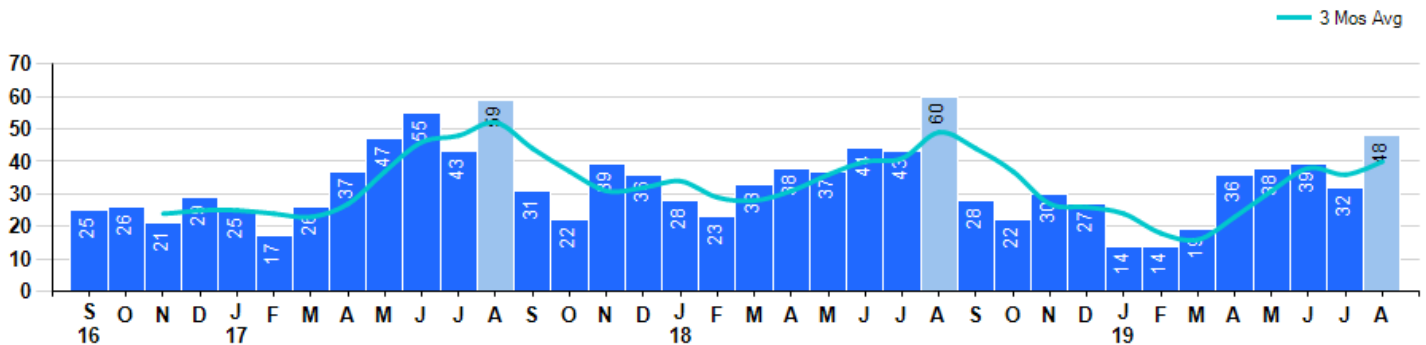
Price Range: 0 to 999999999 | Properties: Single Family Home

Market Profile & Trends Overview	Month	Trending Versus*:				Trending Versus*:		
		LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$1,399,999	0%		-9%				
Average List Price of all Current Listings	\$2,133,736	2%		3%				
August Median Sales Price	\$1,237,500	27%	1%	0%	1%	\$1,198,750	-3%	-2%
August Average Sales Price	\$1,394,287	17%	1%	1%	-4%	\$1,359,922	-8%	-7%
Total Properties Currently for Sale (Inventory)	347	-9%		1%				
August Number of Properties Sold	48	50%		-20%			-22%	
August Average Days on Market (Solds)	116	16%	5%	29%	14%	115	22%	13%
Asking Price per Square Foot (based on New Listings)	\$369	-17%	-14%	-2%	-6%	\$407	5%	3%
August Sold Price per Square Foot	\$320	3%	-2%	-6%	-10%	\$337	-3%	-5%
August Month's Supply of Inventory	7.2	-40%	-27%	26%	-29%	14.5	59%	43%
August Sale Price vs List Price Ratio	89.2%	-4.2%	-3%	-4%	-3.3%	91.4%	-1.5%	-0.8%

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

## Property Sales

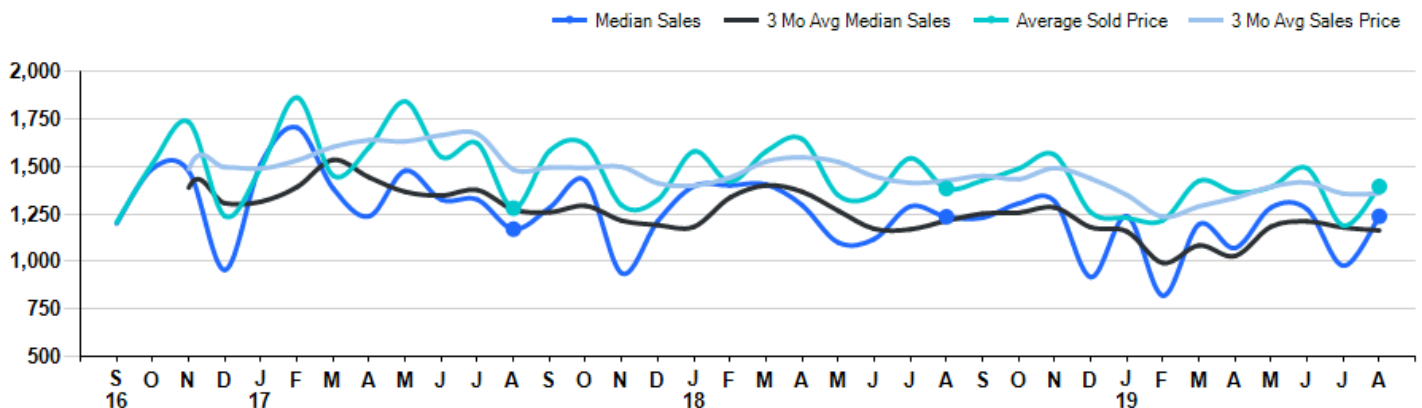
August Property sales were 48, down -20.0% from 60 in August of 2018 and 50.0% higher than the 32 sales last month. August 2019 sales were at their lowest level compared to August of 2018 and 2017. August YTD sales of 240 are running -21.6% behind last year's year-to-date sales of 306.



## Prices

The Median Sales Price in August was \$1,237,500, up 0.2% from \$1,235,000 in August of 2018 and up 26.6% from \$977,500 last month. The Average Sales Price in August was \$1,394,287, up 0.8% from \$1,383,852 in August of 2018 and up 17.3% from \$1,189,070 last month. August 2019 ASP was at highest level compared to August of 2018 and 2017.

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



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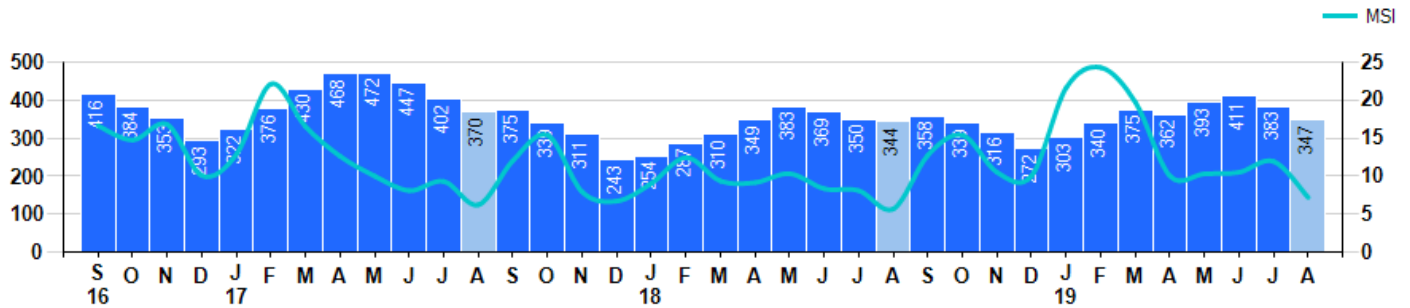
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## Inventory & MSI

The Total Inventory of Properties available for sale as of August was 347, down -9.4% from 383 last month and up 0.9% from 344 in August of last year. August 2019 Inventory was at a mid range compared to August of 2018 and 2017.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2019 MSI of 7.2 months was at its highest level compared with August of 2018 and 2017.

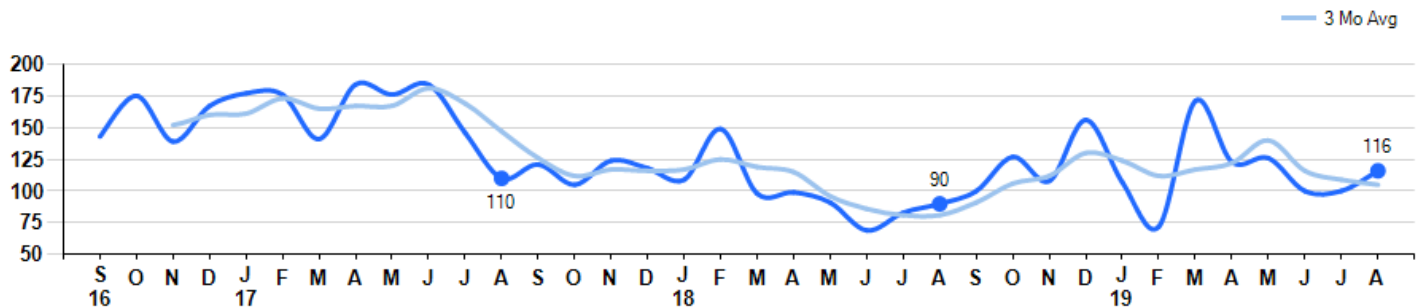
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



## 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 August was 116, up 16.0% from 100 days last month and up 28.9% from 90 days in August of last year. The August 2019 DOM was at its highest level compared with August of 2018 and 2017.

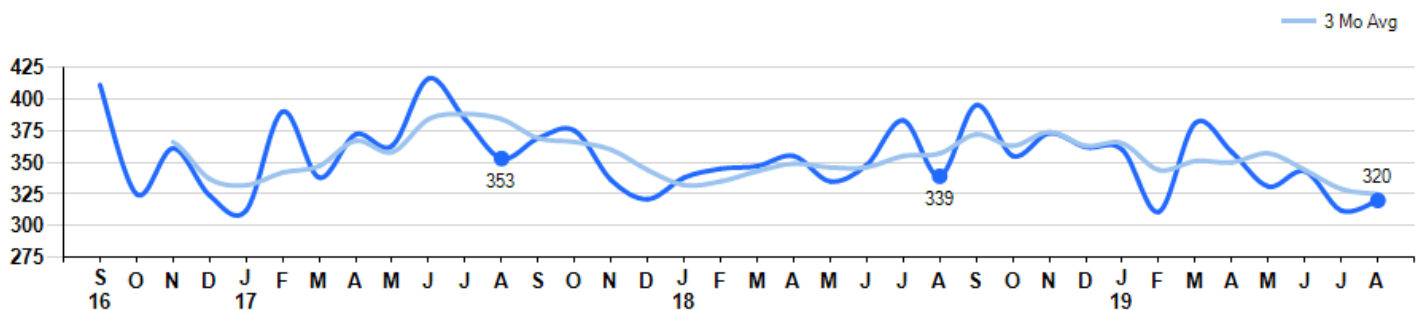
Average Days on Market (Listing to Contract) for properties sold during the month



## 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 August 2019 Selling Price per Square Foot of \$320 was up 2.6% from \$312 last month and down -5.6% from \$339 in August of last year.

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



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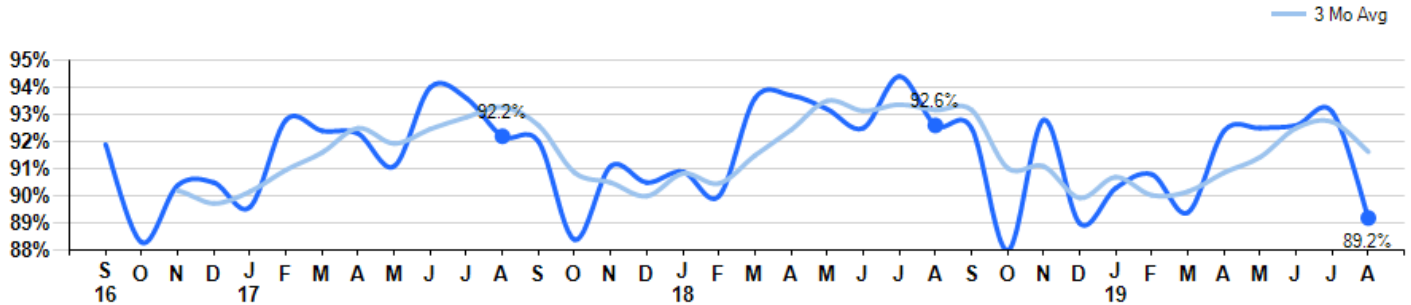
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## Selling Price vs Listing Price

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 2019 Selling Price vs List Price of 89.2% was down from 93.1% last month and down from 92.6% 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 2019 was 37, down -44.8% from 67 last month and down -32.7% from 55 in August of last year.

Inventory NewListings Sold

