

City: Westport



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

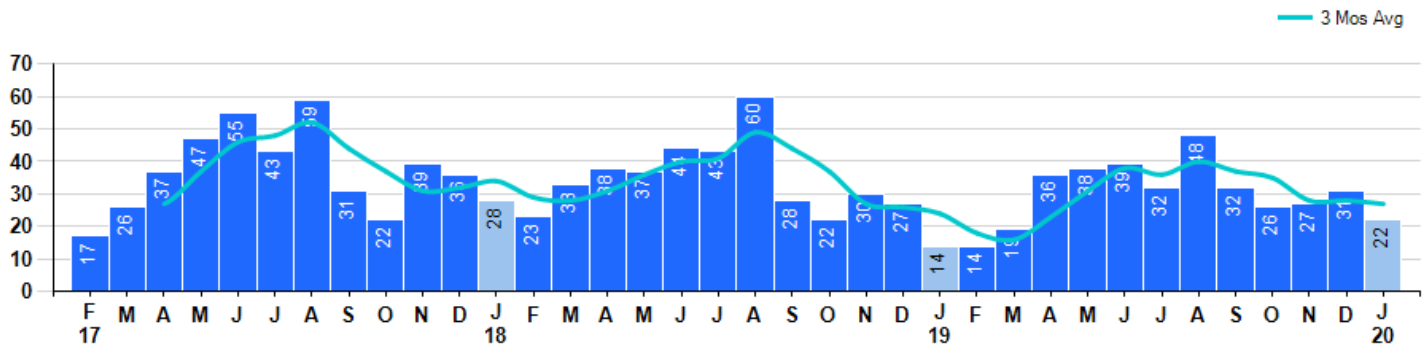
Price Range: 0 to 999999999 | Properties: Single Family Home

Market Profile & Trends Overview	Month	Trending Versus*:				Trending Versus*:		
		LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$1,375,000	5%		-8%				
Average List Price of all Current Listings	\$1,863,694	-4%		-4%				
January Median Sales Price	\$1,187,500	8%	14%	-4%	5%	\$1,187,500	-4%	5%
January Average Sales Price	\$1,469,402	2%	11%	20%	7%	\$1,469,402	20%	7%
Total Properties Currently for Sale (Inventory)	276	12%		-9%				
January Number of Properties Sold	22	-29%		57%		22	0%	
January Average Days on Market (Solds)	152	8%	3%	42%	23%	152	42%	23%
Asking Price per Square Foot (based on New Listings)	\$437	22%	6%	3%	8%	\$437	3%	8%
January Sold Price per Square Foot	\$293	-5%	-13%	-19%	-15%	\$293	-19%	-15%
January Month's Supply of Inventory	12.5	58%	20%	-42%	-5%	12.5	-42%	-5%
January Sale Price vs List Price Ratio	85.2%	-3.3%	-2%	-6%	-5.3%	85.2%	-5.6%	-5.3%

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

Property Sales

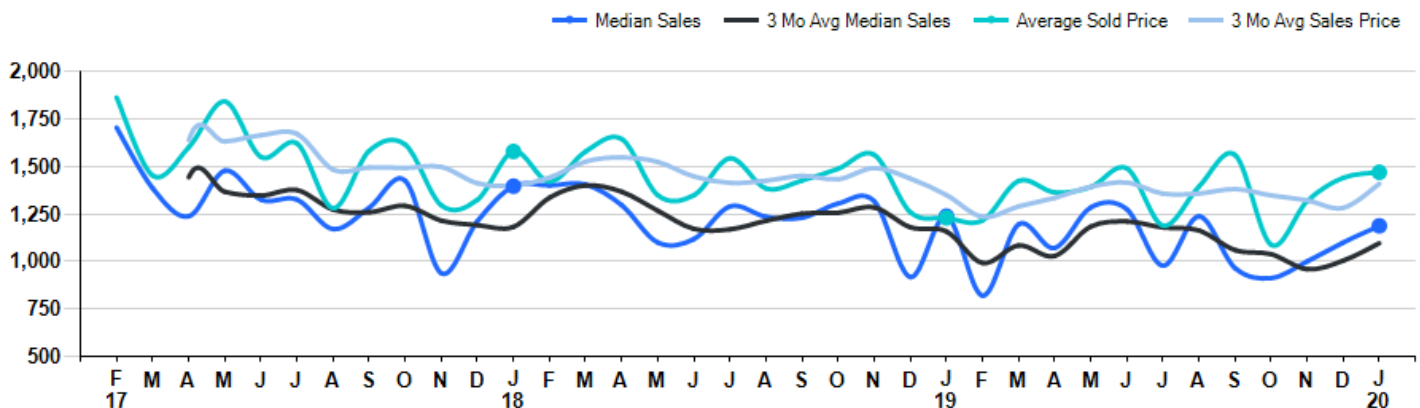
January Property sales were 22, up 57.1% from 14 in January of 2019 and -29.0% lower than the 31 sales last month. January 2020 sales were at a mid level compared to January of 2019 and 2018. January YTD sales of 22 are running 57.1% ahead of last year's year-to-date sales of 14.



Prices

The Median Sales Price in January was \$1,187,500, down -4.1% from \$1,238,000 in January of 2019 and up 8.0% from \$1,100,000 last month. The Average Sales Price in January was \$1,469,402, up 19.5% from \$1,229,231 in January of 2019 and up 2.0% from \$1,440,720 last month. January 2020 ASP was at a mid range compared to January of 2019 and 2018.

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



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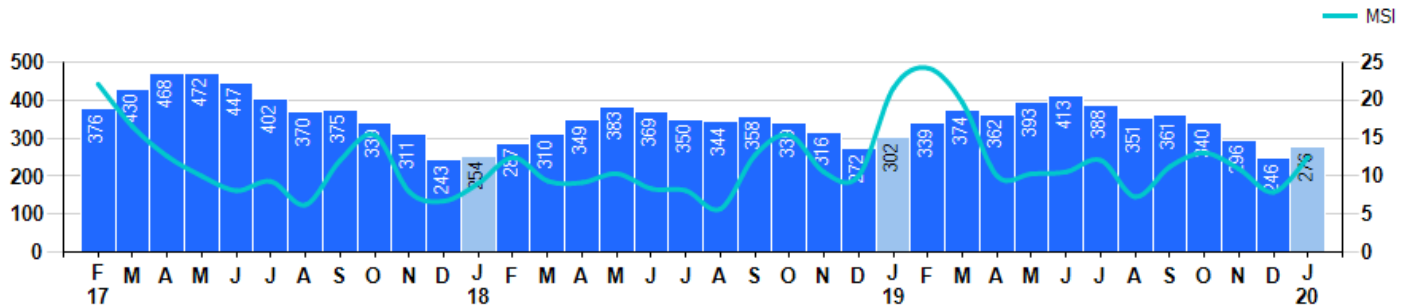
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Inventory & MSI

The Total Inventory of Properties available for sale as of January was 276, up 12.2% from 246 last month and down -8.6% from 302 in January of last year. January 2020 Inventory was at a mid range compared to January of 2019 and 2018.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The January 2020 MSI of 12.5 months was at a mid range compared with January of 2019 and 2018.

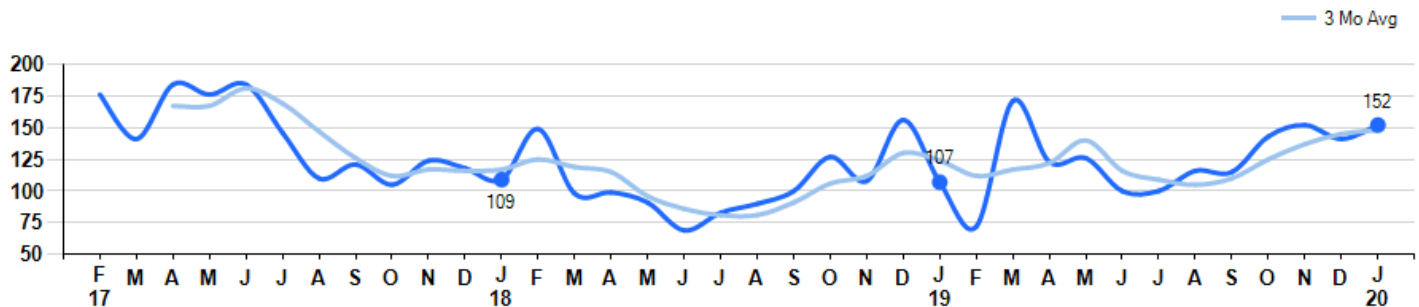
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 January was 152, up 7.8% from 141 days last month and up 42.1% from 107 days in January of last year. The January 2020 DOM was at its highest level compared with January of 2019 and 2018.

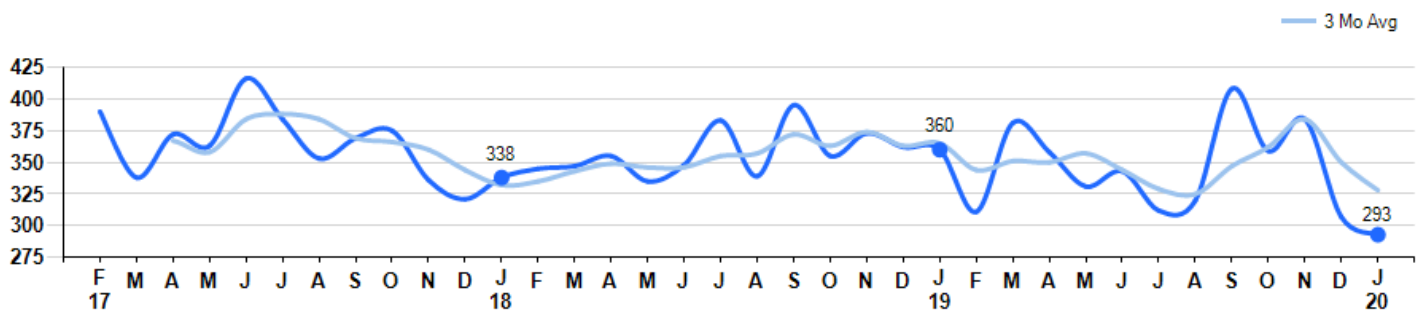
Average Days on Market(Listing to Contract) for properties sold during the month



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 January 2020 Selling Price per Square Foot of \$293 was down -4.6% from \$307 last month and down -18.6% from \$360 in January of last year.

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



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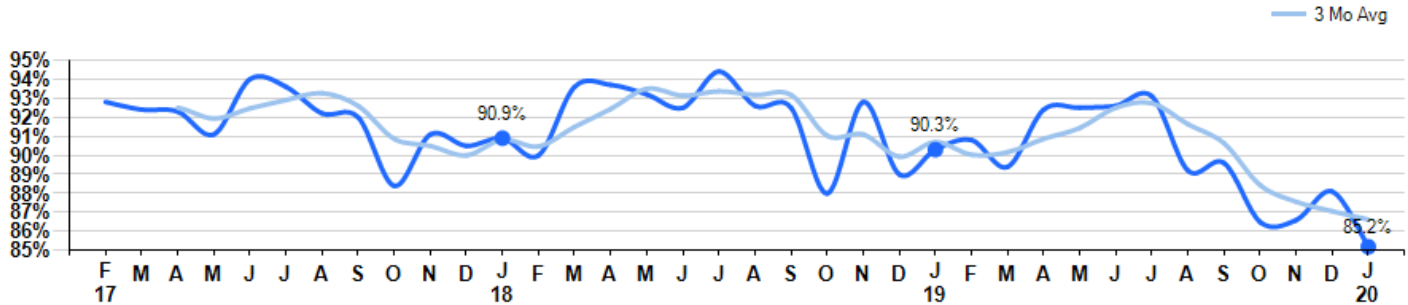
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Selling Price vs Listing Price

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 January 2020 Selling Price vs List Price of 85.2% was down from 88.1% last month and down from 90.3% in January 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 January 2020 was 89, up 345.0% from 20 last month and down -2.2% from 91 in January of last year.

Inventory / New Listings / Sold

