

# Yearly Market Comparison

As of Friday, 5 April, 2024 6:51:50AM

**Criteria:** WFMLS is no  
Property Type is 'Single Family Sale'  
State is 'Connecticut'  
County is 'Fairfield'  
City is 'Westport'

	Number of Sold Listings				Dollar Volume of Sold Listings				Median Sales Price			
	2023	2024	Diff	Chg	2023	2024	Diff	Chg	2023	2024	Diff	Chg
January	20	20	0	0.0%	\$41,194,500	\$50,853,000	9,658,500	23.4%	\$1,590,000	\$1,887,500	297,500	18.7%
February	15	9	-6	-40.0%	\$32,545,564	\$21,174,500	11,371,064	-34.9%	\$1,625,000	\$1,600,000	-25,000	-1.5%
March	18	16	-2	-11.1%	\$41,254,317	\$39,282,500	1,971,817	-4.8%	\$2,011,000	\$2,022,500	11,500	0.6%
April	16	6	-10	-62.5%	\$39,462,500	\$12,509,500	26,953,000	-68.3%	\$2,400,000	\$2,147,750	-252,250	-10.5%
May	28	0	-28	-100.0%	\$74,915,574	\$0	74,915,574	-100.0%	\$2,500,000	\$0	-2,500,000	-100.0%
June	51	0	-51	-100.0%	\$136,095,500	\$0	136,095,500	-100.0%	\$2,100,000	\$0	-2,100,000	-100.0%
July	52	0	-52	-100.0%	\$121,705,650	\$0	121,705,650	-100.0%	\$2,096,250	\$0	-2,096,250	-100.0%
August	41	0	-41	-100.0%	\$98,834,422	\$0	98,834,422	-100.0%	\$1,760,000	\$0	-1,760,000	-100.0%
September	17	0	-17	-100.0%	\$42,588,230	\$0	42,588,230	-100.0%	\$2,350,000	\$0	-2,350,000	-100.0%
October	25	0	-25	-100.0%	\$63,396,300	\$0	63,396,300	-100.0%	\$2,250,000	\$0	-2,250,000	-100.0%
November	27	0	-27	-100.0%	\$50,060,000	\$0	50,060,000	-100.0%	\$1,690,000	\$0	-1,690,000	-100.0%
December	17	0	-17	-100.0%	\$36,274,000	\$0	36,274,000	-100.0%	\$1,750,000	\$0	-1,750,000	-100.0%
YTD Total	57	51	-6	-10.5%	\$124,707,381	\$123,819,500	-887,881	-0.7%	\$1,700,000	\$1,925,000	225,000	13.2%
<b>Total</b>	<b>327</b>	<b>51</b>	<b>-276</b>	<b>-84.4%</b>	<b>\$778,326,557</b>	<b>\$123,819,500</b>	<b>654,507,057</b>	<b>-84.1%</b>	<b>\$2,015,000</b>	<b>\$1,925,000</b>	<b>-90,000</b>	<b>-4.5%</b>

	Number of New Listings				Dollar Volume of New Listings				Median List Price			
	2023	2024	Diff	Chg	2023	2024	Diff	Chg	2023	2024	Diff	Chg
January	25	47	22	88.0%	\$77,601,900	\$144,966,999	67,365,099	86.8%	\$2,925,000	\$2,599,000	-326,000	-11.1%
February	27	26	-1	-3.7%	\$67,515,500	\$72,681,000	5,165,500	7.7%	\$2,280,000	\$2,422,500	142,500	6.3%
March	45	39	-6	-13.3%	\$119,281,623	\$111,048,320	8,233,303	-6.9%	\$2,400,000	\$2,400,000	0	0.0%
April	53	9	-44	-83.0%	\$132,388,799	\$20,731,000	111,657,799	-84.3%	\$2,087,500	\$1,895,000	-192,500	-9.2%
May	60	0	-60	-100.0%	\$150,224,750	\$0	150,224,750	-100.0%	\$2,237,500	\$0	-2,237,500	-100.0%
June	48	0	-48	-100.0%	\$110,650,612	\$0	110,650,612	-100.0%	\$1,669,500	\$0	-1,669,500	-100.0%
July	39	0	-39	-100.0%	\$93,885,349	\$0	93,885,349	-100.0%	\$1,925,000	\$0	-1,925,000	-100.0%
August	28	0	-28	-100.0%	\$74,595,900	\$0	74,595,900	-100.0%	\$2,254,500	\$0	-2,254,500	-100.0%
September	45	0	-45	-100.0%	\$131,063,200	\$0	131,063,200	-100.0%	\$2,700,000	\$0	-2,700,000	-100.0%
October	32	0	-32	-100.0%	\$95,592,999	\$0	95,592,999	-100.0%	\$2,125,000	\$0	-2,125,000	-100.0%
November	19	0	-19	-100.0%	\$34,864,900	\$0	34,864,900	-100.0%	\$1,315,000	\$0	-1,315,000	-100.0%
December	9	0	-9	-100.0%	\$23,406,000	\$0	23,406,000	-100.0%	\$2,375,000	\$0	-2,375,000	-100.0%
YTD Total	106	121	15	14.2%	\$285,354,923	\$349,427,319	64,072,396	22.5%	\$2,467,500	\$2,499,000	31,500	1.3%
<b>Total</b>	<b>430</b>	<b>121</b>	<b>-309</b>	<b>-71.9%</b>	<b>\$1,111,071,532</b>	<b>\$349,427,319</b>	<b>761,644,213</b>	<b>-68.6%</b>	<b>\$2,250,000</b>	<b>\$2,499,000</b>	<b>249,000</b>	<b>11.1%</b>