



**Linda Raymond**  
 Phone: (203) 912-4440  
 Email: linda.raymond@raveis.com

Photo	MLS#	Status	Status Timestamp	Prop Type	List/Closed Price	Address	City	Acres	SQFT Total	SQFTAbvGr	Style	Rooms	Beds	Baths	Garage/Park	Built	DOM	List Agent	List Of
	170583889	CLSD	02/12/2024	SF	LP: \$850,000 CP: \$850,000	6 Morningside Ln.	Westport	0.30	986	986	Cape Cod	5	2	1/0	1 Car Garage, Attached Garage	1939	75	Ben Mickelson	JCOB
	170585066	CLSD	02/27/2024	SF	LP: \$899,000 CP: \$850,000	30 Maple Ln.	Westport	1.80	3,248	3,248	Raised Ranch	9	4	3/0	2 Car Garage, Attached Garage, Covered Garage, Paved	1976	220	Marty Ann Furey	JHIGC
	170611263	CLSD	02/10/2024	SF	LP: \$999,000 CP: \$1,125,000	129 Compo Rd. S.	Westport	0.40	2,162	2,162	Raised Ranch	9	4	2/1	2 Car Garage, Attached Garage	1966	25	Patricia Shea	CBRB
	170617443	CLSD	02/23/2024	SF	LP: \$1,050,000 CP: \$1,200,000	26 Treadwell Ave.	Westport	0.58	1,707	1,707	Colonial, Farm House	6	3	2/0	2 Car Garage, Detached Garage, Off Street Parking	1894	11	Jenny Walsh	CBRB
	170616468	CLSD	02/08/2024	SF	LP: \$1,299,000 CP: \$1,600,000	8 Placid Lake Ln.	Westport	1.28	3,517	2,787	Cape Cod, Colonial	9	4	4/1	2 Car Garage, Under House Garage	1950	13	Tammy Zelkowitz	PSOT
	170618736	CLSD	02/16/2024	SF	LP: \$2,425,000 CP: \$2,527,500	4A Woodhill Rd.	Westport	0.51	4,733	3,993	Colonial	10	5	3/2	2 Car Garage, Attached Garage	2006	11	Cindy Raney	CBRB
	170595822	CLSD	02/29/2024	SF	LP: \$3,100,000 CP: \$3,100,000	9 Crooked Mile Rd.	Westport	1.30	7,076	5,876	Colonial	14	6	5/2	3 Car Garage, Attached Garage	2007	175	Cyd Hamer	PSOT
	170606312	CLSD	02/22/2024	SF	LP: \$4,699,000 CP: \$4,922,000	2 Authors Way.	Westport	1.02	6,831	5,306	Colonial	14	6	7/1	3 Car Garage, Attached Garage, Paved	2024	31	Leslie Riback	CBRB
	170455231	CLSD	02/05/2024	SF	LP: \$4,495,000 CP: \$5,000,000	4 Ferry Ln. E.	Westport	1.31	6,700	5,500	Colonial, Modern	12	6	6/2	3 Car Garage, Attached Garage	2022	43	Jillian Klaff	CBRB

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**CMA Summary Report**

**Single Family**

**Sold - Single Family**

#	MLS #	Address	Town	Rooms	Beds	Baths	SFAbvG	Acres	Built	Listed	\$/SqFt	Orig L Price	S%Asmt	L%Asmt	LP	SP	SP:LP	SP:OLP	Close Date	CDOM	DOM	%OLP
1	170583889	6 Morningside	Westport	5	2	1(1/0)	986	0.30	1939	07/14/2023	\$862.07	\$850,000	248%	248%	\$850,000	\$850,000	100%		02/09/2024	75	75	100%
2	170585066	30 Maple	Westport	9	4	3(3/0)	3,248	1.80	1976	07/17/2023	\$276.79	\$1,050,000	177%	187%	\$899,000	\$850,000	95%		02/26/2024	220	220	86%
3	170611263	129 Compo	Westport	9	4	3(2/1)	2,162	0.40	1966	11/20/2023	\$520.35	\$999,000	252%	224%	\$999,000	\$1,125,000	113%		02/09/2024	25	25	113%
4	170617443	26 Treadwell	Westport	6	3	2(2/0)	1,707	0.58	1894	01/17/2024	\$702.99	\$1,050,000	231%	202%	\$1,050,000	\$1,200,000	114%		02/23/2024	11	11	114%
5	170616468	8 Placid Lake	Westport	9	4	5(4/1)	2,787	1.28	1950	01/03/2024	\$574.09	\$1,299,000	250%	202%	\$1,299,000	\$1,600,000	123%		02/08/2024	13	13	123%
6	170618736	4A Woodhill	Westport	10	5	5(3/2)	3,993	0.51	2006	01/15/2024	\$632.98	\$2,425,000	240%	231%	\$2,425,000	\$2,527,500	104%		02/16/2024	11	11	104%
7	170595822	9 Crooked Mile	Westport	14	6	7(5/2)	5,876	1.30	2007	09/06/2023	\$527.57	\$3,100,000	231%	231%	\$3,100,000	\$3,100,000	100%		02/28/2024	175	175	100%
8	170606312	2 Authors	Westport	14	6	8(7/1)	5,306	1.02	2024	12/09/2023	\$927.63	\$4,699,000			\$4,699,000	\$4,922,000	105%		02/22/2024	31	31	105%
9	170455231	4 Ferry	Westport	12	6	8(6/2)	5,500	1.31	2022	12/02/2021	\$909.09	\$4,495,000	5000%	4495%	\$4,495,000	\$5,000,000	111%		02/02/2024	43	43	111%

**9 Sold - Single Family Statistics**

	High	Low	Average	Median
<b>List Price</b>	\$4,699,000	\$850,000	\$2,201,778	\$1,299,000
<b>Sold Price</b>	\$5,000,000	\$850,000	\$2,352,722	\$1,600,000
<b>Cumulative Days On Market</b>	220	11	67	31
<b>Days On Market</b>	220	11	67	31
<b>SP:LP Ratio</b>	123%	95%	107%	105%
<b>SP:OLP Ratio</b>	0%	0%	0%	0%
<b>Acres</b>	1.80	0.30	0.94	1.02
<b>Sq Ft Above Grade</b>	5,876	986	3,507	3,248
<b>\$/SqFt</b>	\$927.63	\$276.79	\$659.28	\$632.98
<b>Orig List Price</b>	\$4,699,000	\$850,000	\$2,218,556	\$1,299,000
<b>%OLP</b>	123%	86%	106%	105%

**Total Closed Volume:** \$21,174,500

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