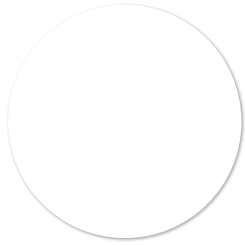
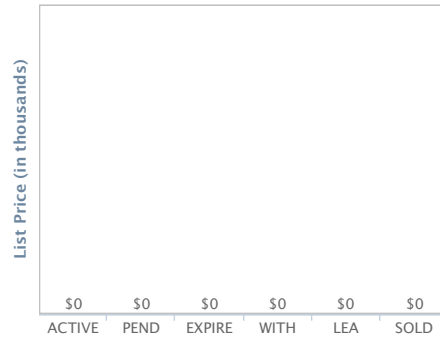


Search Type: Single Family & Condo; **Property Sub Type:** Single Family; **Status:** Closed; **Close Date between 2/1/25 and 2/28/25;** **County:** Fairfield; **State:** Connecticut; **City:** Westport

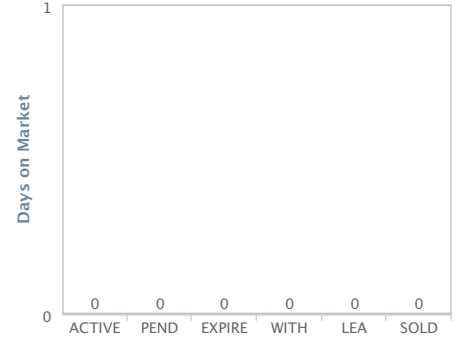
Listings by Status



Average List Price



Average Days on Market



List Price Statistics



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
1	24034382	24 Easton	Westport	13	5	5(3/2)	1,916	1.39	1955	09/03/2024	\$548.02	\$1,393,000	227%	239%	\$1,100,000	\$1,050,000	95%	75%	02/06/2025	108
2	24056122	3 Concord	Westport	6	2	3(2/1)	1,769	0.52	1986	11/04/2024	\$658.56	\$1,299,000	244%	261%	\$1,249,000	\$1,165,000	93%	90%	02/07/2025	73
3	24068805	61 Edgewater Commons	Westport	11	4	4(3/1)	3,397	1.89	1988	01/15/2025	\$367.97	\$1,299,000	169%	176%	\$1,299,000	\$1,250,000	96%	96%	02/27/2025	9
4	24068588	33 High Point	Westport	7	3	2(2/0)	2,189	1	1963	01/14/2025	\$689.81	\$1,299,000	266%	229%	\$1,299,000	\$1,510,000	116%	116%	02/27/2025	8
5	24048612	56 Wright	Westport	10	5	3(3/0)	3,450	1.44	1912	09/25/2024	\$476.23	\$1,700,000	250%	259%	\$1,700,000	\$1,643,000	97%	97%	02/28/2025	124
6	24065509	22 Half Mile	Westport	8	4	4(3/1)	3,302	1.07	1954	12/24/2024	\$537.10	\$1,750,000	229%	225%	\$1,750,000	\$1,773,500	101%	101%	02/27/2025	10
7	24069987	2 Janson	Westport	8	4	3(3/0)	2,117	0.50	1961	01/22/2025	\$849.79	\$1,799,000	294%	294%	\$1,799,000	\$1,799,000	100%	100%	02/28/2025	9
8	24064802	6 Fairview	Westport	11	5	5(4/1)	3,790	2.07	1950	12/18/2024	\$567.28	\$1,950,000	227%	206%	\$1,950,000	\$2,150,000	110%	110%	02/10/2025	20
9	24066162	59 Red Coat	Westport	10	6	6(5/1)	5,214	2.04	2023	01/01/2025	\$527.43	\$2,799,000	165%	168%	\$2,799,000	\$2,750,000	98%	98%	02/07/2025	488
10	24064819	27 Fairfield	Westport	9	4	4(3/1)	3,091	0.10	2019	01/08/2025	\$970.56	\$3,100,000	208%	215%	\$3,100,000	\$3,000,000	97%	97%	02/19/2025	22
11	24064258	308 Compo	Westport	13	3	5(3/2)	4,502	0.38	2006	12/19/2024	\$666.37	\$2,999,000	211%	211%	\$2,999,000	\$3,000,000	100%	100%	02/03/2025	8
12	24020906	16 Burr School	Westport	12	5	6(5/1)	5,162	2.04	1997	05/29/2024	\$808.80	\$4,900,000	415%	313%	\$4,900,000	\$4,175,000	85%	85%	02/27/2025	215

12 Sold - Single Family Statistics

	High	Low	Average	Median
List Price	\$4,900,000	\$1,100,000	\$2,162,000	\$1,774,500
Sold Price	\$4,175,000	\$1,050,000	\$2,105,458	\$1,786,250
Cumulative Days On Market	488	8	91	21
Days On Market	215	8	53	21
SP:LP Ratio	116%	85%	99%	98%
SP:OLP Ratio	116%	75%	97%	98%
Acres	2.07	0.10	1.20	1.23
Sq Ft Above Grade	5,214	1,769	3,325	3,350
\$/SqFt	\$970.56	\$367.97	\$638.99	\$612.92
Orig List Price	\$4,900,000	\$1,299,000	\$2,190,583	\$1,774,500

%OLP 116% 75% 97% 98%

Total Closed Volume: \$25,265,500

Prepared By: Linda Raymond Lic.#:RES.0777359 | William Raveis Real Estate | 03/09/2025 06:44 PM