

CMA Summary Report

Westport Sales – April 2025

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	24015167	209 Compo	Westport	9	3	1(1/0)	1,843	0.10	1929	06/17/2024	\$556.16	\$1,125,000	325%	333%	\$1,049,000	\$1,025,000	98%	91%	04/22/2025	206	206	91%
2	24076257	56 Partrick	Westport	7	3	2(2/0)	1,609	1.67	1966	02/26/2025	\$745.80	\$1,399,000	269%	291%	\$1,299,000	\$1,200,000	92%	86%	04/14/2025	19	19	86%
3	24077801	21 Berndale	Westport	9	5	3(3/0)	2,492	1.08	1963	03/05/2025	\$610.75	\$1,299,000	246%	210%	\$1,299,000	\$1,522,000	117%	117%	04/17/2025	13	13	117%
4	24071457	4 Brook	Westport	9	4	4(3/1)	2,514	0.50	1942	02/10/2025	\$660.30	\$1,550,000	281%	263%	\$1,550,000	\$1,660,000	107%	107%	04/30/2025	36	36	107%
5	24067485	8 Fraser	Westport	10	5	4(3/1)	2,662	2.03	1968	01/24/2025	\$657.40	\$1,700,000	186%	180%	\$1,700,000	\$1,750,000	103%	103%	04/04/2025	7	7	103%
6	24071837	29 Woods Grove	Westport	9	4	3(3/0)	2,279	0.35	1952	03/05/2025	\$778.85	\$1,680,000	289%	274%	\$1,680,000	\$1,775,000	106%	106%	04/28/2025	6	6	106%
7	24076163	43 Colony	Westport	9	4	3(2/1)	2,964	1	1966	02/23/2025	\$607.29	\$1,679,000	262%	244%	\$1,679,000	\$1,800,000	107%	107%	04/30/2025	6	6	107%
8	24061812	443 Riverside	Westport	9	4	3(3/0)	2,547	0.49	1860	11/23/2024	\$903.02	\$2,485,000	247%	267%	\$2,485,000	\$2,300,000	93%	93%	04/25/2025	327	76	93%
9	24065818	6 Bobwhite	Westport	10	4	4(3/1)	5,655	1	1998	01/06/2025	\$431.48	\$2,499,000	240%	246%	\$2,499,000	\$2,440,000	98%	98%	04/23/2025	13	13	98%
10	24077508	15 Sunrise	Westport	13	5	7(6/1)	4,402	0.28	2025	02/28/2025	\$629.03	\$2,799,000	277177%	280180%	\$2,799,000	\$2,769,000	99%	99%	04/30/2025	14	14	99%
11	24070459	10 Bauer	Westport	14	6	6(5/1)	4,517	0.30	2025	02/21/2025	\$686.30	\$2,800,000			\$2,800,000	\$3,100,000	111%	111%	04/28/2025	5	5	111%
12	24061594	17 Greenbrier	Westport	9	4	4(4/0)	3,360	2.02	2023	11/23/2024	\$974.70	\$3,350,000	229%	235%	\$3,350,000	\$3,275,000	98%	98%	04/11/2025	65	65	98%
13	24026461	6 Fraser	Westport	12	5	4(3/1)	4,863	2.02	1977	08/13/2024	\$704.30	\$3,995,000	229%	247%	\$3,695,000	\$3,425,000	93%	86%	04/11/2025	225	225	86%
14	24076870	18 Frescenius	Westport	15	7	8(6/2)	5,200	0.71	2024	02/27/2025	\$663.46	\$3,450,000			\$3,450,000	\$3,450,000	100%	100%	04/25/2025	187	22	100%
15	24065706	2 Twin Falls	Westport	12	5	7(6/1)	6,789	2	2002	02/03/2025	\$508.17	\$2,895,000	259%	217%	\$2,895,000	\$3,450,000	119%	119%	04/15/2025	5	5	119%
16	24088331	7 Warnock	Westport	11	5	8(5/3)	5,959	1.18	2022	04/14/2025	\$617.55	\$3,500,000	227%	217%	\$3,500,000	\$3,680,000	105%	105%	04/14/2025	0	0	105%
17	24066447	5 Timber	Westport	14	5	6(5/1)	5,273	1.68	2001	01/02/2025	\$701.69	\$3,999,000	275%	297%	\$3,999,000	\$3,700,000	93%	93%	04/15/2025	240	67	93%
18	24066392	158 Imperial	Westport	12	6	7(6/1)	5,156	0.31	2025	01/10/2025	\$729.25	\$3,800,000			\$3,800,000	\$3,760,000	99%	99%	04/17/2025	54	54	99%
19	24082801	11 Woodhill	Westport	14	5	8(5/3)	6,342	1.02	1999	03/24/2025	\$614.95	\$3,695,000	261%	247%	\$3,695,000	\$3,900,000	106%	106%	04/30/2025	5	5	106%
20	24056174	57 Evergreen	Westport	13	6	8(6/2)	5,000	1.17	1920	10/23/2024	\$790.00	\$3,985,000	407%	409%	\$3,985,000	\$3,950,000	99%	99%	04/01/2025	394	27	99%

20 Sold - Single Family Statistics

	High	Low	Average	Median
List Price	\$3,999,000	\$1,049,000	\$2,660,400	\$2,799,500
Sold Price	\$3,950,000	\$1,025,000	\$2,696,550	\$2,934,500
Cumulative Days On Market	394	5	96	19
Days On Market	225	5	46	19
SP:LP Ratio	119%	92%	102%	100%
SP:OLP Ratio	119%	86%	101%	100%
Acres	2.03	0.10	1.04	1.01
Sq Ft Above Grade	6,789	1,609	4,071	4,460
\$/SqFt	\$974.70	\$431.48	\$678.52	\$661.88
Orig List Price	\$3,999,000	\$1,125,000	\$2,684,200	\$2,799,500
%OLP	119%	86%	101%	100%

Total Closed Volume: \$53,931,000

Prepared By: Linda Raymond Lic. #: RES.0777359 | William Raveis Real Estate | 05/04/2025 10:26 AM