

**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	24063443	36 E. Main	Westport	4	2	1(1/0)	836	0.20	1950	12/09/2024	\$825.36	\$725,000	270%	284%	\$725,000	\$690,000	95%	95%	01/03/2025	15	15	95%
2	24052105	499 Main	Westport	7	4	3(3/0)	1,737	0.78	1856	10/09/2024	\$460.56	\$859,888	150%	150%	\$800,000	\$800,000	100%	93%	01/09/2025	147	51	93%
3	24056841	17B Long Lots	Westport	8	3	3(3/0)	1,456	0.37	1959	12/05/2024	\$669.64	\$950,000	225%	219%	\$950,000	\$975,000	103%	103%	01/10/2025	2	2	103%
4	24062652	1 Woods Grove	Westport	7	3	2(2/0)	1,545	0.17	1953	12/04/2024	\$631.07	\$925,000	259%	245%	\$925,000	\$975,000	105%	105%	01/07/2025	2	2	105%
5	24058515	3 Clinton	Westport	8	3	2(1/1)	1,370	0.20	1930	11/07/2024	\$756.57	\$1,099,000	279%	296%	\$1,099,000	\$1,036,500	94%	94%	01/21/2025	53	53	94%
6	24024961	159 Easton	Westport	9	4	4(3/1)	3,243	2	1965	06/17/2024	\$389.15	\$1,258,400	178%	177%	\$1,258,400	\$1,262,000	100%	100%	01/24/2025	9	9	100%
7	24056299	3 Black Birch	Westport	8	3	3(2/1)	2,524	1.04	1965	10/28/2024	\$625.59	\$1,558,000	235%	231%	\$1,558,000	\$1,579,000	101%	101%	01/27/2025	5	5	101%
8	24058220	3 Mystic	Westport	10	4	4(3/1)	2,913	2.19	1965	11/05/2024	\$559.22	\$1,499,000	250%	229%	\$1,499,000	\$1,629,000	109%	109%	01/10/2025	10	10	109%
9	24052081	20 Joann	Westport	10	5	4(4/0)	3,392	1.01	1964	10/14/2024	\$578.12	\$1,799,000	252%	231%	\$1,799,000	\$1,961,000	109%	109%	01/17/2025	18	18	109%
10	24056248	6 Hilly Field	Westport	9	4	5(4/1)	2,350	1.02	1965	10/29/2024	\$914.89	\$2,265,000	332%	349%	\$2,265,000	\$2,150,000	95%	95%	01/02/2025	9	9	95%
11	24059822	5 White Woods	Westport	12	5	5(4/1)	3,568	1.43	1976	11/13/2024	\$616.59	\$1,790,000	242%	197%	\$1,790,000	\$2,200,000	123%	123%	01/22/2025	4	4	123%
12	24057181	16 Ridge	Westport	15	6	6(5/1)	4,158	0.27	2016	10/31/2024	\$735.93	\$3,195,000	272%	284%	\$3,195,000	\$3,060,000	96%	96%	01/17/2025	17	17	96%
13	24049563	4 Michele	Westport	19	5	8(6/2)	6,859	2.11	2005	09/27/2024	\$532.88	\$3,599,000	240%	236%	\$3,599,000	\$3,655,000	102%	102%	01/21/2025	115	61	102%
14	24058618	10 Bolton	Westport	13	6	8(6/2)	6,109	0.90	2023	11/08/2024	\$740.71	\$4,450,000			\$4,450,000	\$4,525,000	102%	102%	01/24/2025	303	11	102%

**14 Sold - Single Family Statistics**

	High	Low	Average	Median
<b>List Price</b>	\$4,450,000	\$725,000	\$1,850,886	\$1,528,500
<b>Sold Price</b>	\$4,525,000	\$690,000	\$1,892,679	\$1,604,000
<b>Cumulative Days On Market</b>	303	2	51	13
<b>Days On Market</b>	61	2	19	11
<b>SP:LP Ratio</b>	123%	94%	102%	102%
<b>SP:OLP Ratio</b>	123%	93%	102%	102%
<b>Acres</b>	2.19	0.17	0.98	0.96
<b>Sq Ft Above Grade</b>	6,859	836	3,004	2,719
<b>\$/SqFt</b>	\$914.89	\$389.15	\$645.45	\$628.33
<b>Orig List Price</b>	\$4,450,000	\$725,000	\$1,855,163	\$1,528,500
<b>%OLP</b>	123%	93%	102%	102%

**Total Closed Volume:** \$26,497,500

Prepared By: Linda Raymond Lic. #: RES.0777359 | William Raveis Real Estate | 02/14/2025 09:03 PM