

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	24073489	219 Wilton	Westport	6	3	2(2/0)	1,908	1.09	1973	02/07/2025	\$575.47	\$995,000	249%	225%	\$995,000	\$1,098,000	110%	110%	03/31/2025	23	23	110%
2	24048101	12 Iron Gate	Westport	10	5	4(4/0)	4,055	2.57	1926	09/24/2024	\$582.61	\$2,500,000	193%	204%	\$2,500,000	\$2,362,500	95%	94%	03/14/2025	120	120	95%
3	24073429	7 W. Parish	Westport	11	5	6(4/2)	4,161	0.28	2024	02/11/2025	\$592.41	\$2,465,000	762%	762%	\$2,465,000	\$2,465,000	100%	100%	03/25/2025	26	8	100%
4	24077725	38 Berndale	Westport	12	6	4(4/0)	3,784	1.13	1961	03/03/2025	\$667.28	\$2,200,000	247%	215%	\$2,200,000	\$2,525,000	115%	115%	03/24/2025	6	6	115%
5	24070067	39 Cross	Westport	11	4	5(4/1)	3,463	1.04	1878	01/21/2025	\$753.54	\$2,600,000	308%	306%	\$2,600,000	\$2,609,500	100%	100%	03/25/2025	29	29	100%
6	24068270	25 Westfair	Westport	13	5	6(5/1)	4,010	0.29	2017	01/12/2025	\$673.32	\$2,297,000	289%	246%	\$2,297,000	\$2,700,000	118%	118%	03/03/2025	2	2	118%
7	24076694	36 Morningside	Westport	12	5	6(5/1)	4,577	1	2005	03/13/2025	\$600.83	\$2,799,000	222%	225%	\$2,799,000	\$2,750,000	98%	98%	03/13/2025	0	0	98%
8	24068687	16 Juniper	Westport	9	4	5(4/1)	2,926	0.50	1955	01/14/2025	\$1,013.33	\$2,449,000	310%	256%	\$2,449,000	\$2,965,000	121%	121%	03/14/2025	7	7	121%
9	24074014	1 Sturges	Westport	12	6	6(4/2)	5,790	2.40	1955	02/11/2025	\$559.59	\$3,295,000	169%	172%	\$3,295,000	\$3,240,000	98%	98%	03/28/2025	129	3	98%
10	24068814	147 Cross	Westport	11	5	6(4/2)	5,676	1.01	1750	01/22/2025	\$586.15	\$3,199,000	332%	319%	\$3,199,000	\$3,327,000	104%	104%	03/31/2025	10	10	104%
11	24058401	56 Roseville	Westport	14	5	7(6/1)	5,564	1.01	2002	11/12/2024	\$638.03	\$3,629,000	284%	290%	\$3,629,000	\$3,550,000	98%	98%	03/06/2025	28	28	98%
12	24050131	17 Ferry	Westport	11	5	5(4/1)	3,170	1.33	1977	10/02/2024	\$1,129.02	\$3,599,000	579%	582%	\$3,599,000	\$3,579,000	99%	99%	03/03/2025	149	149	99%
13	24007286	9 Brookside	Westport	18	6	11(8/3)	7,908	2.74	1938	04/01/2024	\$524.79	\$4,299,000	177%	182%	\$4,249,000	\$4,150,000	98%	97%	03/24/2025	679	310	97%
14	24066442	20 Bermuda	Westport	9	5	5(4/1)	5,038	0.45	1963	01/26/2025	\$873.36	\$3,799,000	256%	221%	\$3,799,000	\$4,400,000	116%	116%	03/24/2025	52	52	116%
15	24038935	1 Sturges	Westport	12	5	6(4/2)	5,790	5.79	1955	09/25/2024	\$763.39	\$4,995,000	231%	261%	\$4,995,000	\$4,420,000	88%	88%	03/28/2025	121	121	88%
16	24043650	16 Burritts	Westport	22	8	11(10/1)	10,556	2	1860	09/03/2024	\$451.19	\$4,995,000	181%	190%	\$4,995,000	\$4,762,800	95%	95%	03/28/2025	13	13	95%
17	24066099	69 Red Coat	Westport	20	6	8(7/1)	9,523	2.73	2008	02/07/2025	\$553.92	\$4,900,000	204%	189%	\$4,900,000	\$5,275,000	108%	108%	03/20/2025	15	15	108%

17 Sold - Single Family Statistics

	High	Low	Average	Median
List Price	\$4,995,000	\$995,000	\$3,233,235	\$3,199,000
Sold Price	\$5,275,000	\$1,098,000	\$3,304,635	\$3,240,000
Cumulative Days On Market	679	2	88	27
Days On Market	310	2	56	19
SP:LP Ratio	121%	88%	104%	100%
SP:OLP Ratio	121%	88%	103%	100%
Acres	5.79	0.28	1.61	1.09
Sq Ft Above Grade	10,556	1,908	5,171	4,577
\$/SqFt	\$1,129.02	\$451.19	\$678.72	\$600.83
Orig List Price	\$4,995,000	\$995,000	\$3,236,176	\$3,199,000
%OLP	121%	88%	104%	100%

Total Closed Volume: \$56,178,800

Prepared By: Linda Raymond Lic.#:RES.0777359 | William Raveis Real Estate | 04/12/2025 02:04 PM