

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	24012586	3 Keller	Westport	4	2	1(1/0)	792	0.28	1950	04/27/2024	\$704.55	\$495,000	180%	160%	\$495,000	\$558,000	113%	113%	06/07/2024	4	4	113%
2	24014578	5 Inwood	Westport	5	4	3(2/1)	2,084	1.19	1962	05/13/2024	\$458.25	\$895,000	236%	221%	\$895,000	\$955,000	107%	107%	06/14/2024	10	10	107%
3	24017291	32 Bauer Place	Westport	7	3	3(2/1)	1,752	0.29	1947	05/13/2024	\$627.85	\$1,100,000		229%	\$1,100,000	\$1,230,000	112%	112%	06/28/2024	9	9	100%
4	24011220	6 Highwood	Westport	8	3	3(2/1)	2,240	1.20	1962	04/17/2024	\$602.68	\$1,099,000	266%	236%	\$1,199,000	\$1,350,000	113%	123%	06/14/2024	42	42	123%
5	24007855	12 Saint George	Westport	8	4	4(3/1)	2,407	0.54	1966	03/28/2024	\$592.02	\$1,150,000	266%	214%	\$1,150,000	\$1,425,000	124%	124%	06/14/2024	7	7	124%
6	24015779	14 North	Westport	8	4	3(2/1)	2,496	1	1975	05/07/2024	\$570.91	\$1,495,000	192%	202%	\$1,495,000	\$1,425,000	95%	95%	06/25/2024	14	14	95%
7	24007193	11 Joann	Westport	9	4	3(3/0)	2,650	1.65	1962	04/01/2024	\$603.77	\$1,649,000	248%	256%	\$1,649,000	\$1,600,000	97%	97%	06/24/2024	5	5	97%
8	170624798	11 Apache	Westport	13	6	5(4/1)	3,924	2.06	1972	02/21/2024	\$435.78	\$1,675,000	240%	235%	\$1,675,000	\$1,710,000	102%	102%	06/27/2024	75	75	102%
9	24003968	8 Catamount	Westport	8	3	3(3/0)	3,076	1.45	1890	03/18/2024	\$573.80	\$1,549,000	246%	216%	\$1,549,000	\$1,765,000	114%	114%	06/07/2024	5	5	114%
10	24018315	6 River Oaks	Westport	7	4	3(3/0)	2,364	1.28	1953	05/16/2024	\$761.42	\$1,595,000	348%	308%	\$1,595,000	\$1,800,000	113%	113%	06/11/2024	6	6	113%
11	24004317	43 Westfair	Westport	8	5	5(4/1)	2,988	0.29	2014	05/01/2024	\$644.24	\$1,750,000	270%	245%	\$1,750,000	\$1,925,000	110%	110%	06/24/2024	35	35	110%
12	24012469	14 Side Hill	Westport	11	6	5(4/1)	4,204	1.04	1959	04/26/2024	\$474.57	\$1,995,000	250%	250%	\$1,995,000	\$1,995,107	100%	100%	06/17/2024	45	3	100%
13	170624019	10 Red Coat	Westport	12	5	6(4/2)	5,866	1.61	1912	02/11/2024	\$349.47	\$2,799,000	172%	193%	\$2,300,000	\$2,050,000	89%	73%	06/21/2024	74	74	73%
14	24003048	208 Compo	Westport	8	4	4(3/1)	2,688	0.18	1800	05/01/2024	\$809.15	\$2,195,000	600%	606%	\$2,195,000	\$2,175,000	99%	99%	06/21/2024	15	15	99%
15	170617776	40 Bauer Pl	Westport	10	5	6(5/1)	4,024	0.30	2013	01/22/2024	\$559.15	\$2,250,000		223%	\$2,250,000	\$2,250,000	100%	100%	06/17/2024	26	26	100%
16	170621615	26 Flower Farm	Westport	11	5	5(3/2)	3,621	0.62	1996	02/12/2024	\$662.80	\$2,450,000		227%	\$2,450,000	\$2,400,000	98%	98%	06/04/2024	15	15	98%
17	24011798	7 Hermit	Westport	11	4	6(4/2)	4,700	0.93	1949	04/22/2024	\$521.28	\$2,299,000	237%	223%	\$2,299,000	\$2,450,000	107%	107%	06/28/2024	22	22	107%
18	24001868	30 Sniffen	Westport	14	5	6(5/1)	4,000	0.31	2024	03/06/2024	\$625.00	\$2,650,000	3%	3%	\$2,500,000	\$2,500,000	100%	94%	06/20/2024	208	33	94%
19	170620003	8 Dexter	Westport	10	5	6(4/2)	4,015	0.30	2007	01/20/2024	\$637.61	\$2,499,000		273%	\$2,499,000	\$2,560,000	102%	102%	06/06/2024	9	9	102%
20	24012975	1 Pan Handle	Westport	10	5	5(3/2)	4,979	2.42	1991	04/29/2024	\$521.99	\$2,599,000	265%	265%	\$2,599,000	\$2,599,000	100%	100%	06/06/2024	13	13	100%
21	24000973	36 Edgewater	Westport	6	4	4(4/0)	3,449	0.53	1930	04/05/2024	\$761.09	\$2,800,000	200%	214%	\$2,800,000	\$2,625,000	94%	94%	06/13/2024	39	39	94%
22	24001267	142 Compo	Westport	11	5	5(3/2)	4,523	0.50	2016	02/28/2024	\$590.32	\$2,395,000	219%	197%	\$2,395,000	\$2,670,000	111%	111%	06/25/2024	4	4	111%
23	24009562	2 Smoky	Westport	12	4	5(3/2)	4,116	1.22	1996	04/16/2024	\$664.48	\$2,400,000	247%	216%	\$2,400,000	\$2,735,000	114%	114%	06/14/2024	7	7	114%
24	170622786	54 Long Lots	Westport	13	5	5(4/1)	4,836	0.50	2016	03/12/2024	\$582.09	\$2,750,000	231%	225%	\$2,750,000	\$2,815,000	102%	102%	06/21/2024	11	11	102%
25	170597415	20 Covlee	Westport	10	4	6(4/2)	4,668	0.57	1955	01/31/2024	\$613.22	\$2,995,000	291%	305%	\$2,995,000	\$2,862,500	96%	96%	06/17/2024	32	32	96%
26	170594727	65 Woodside	Westport	16	6	8(5/3)	5,820	0.78	2021	08/31/2023	\$713.06	\$4,299,000	229%	238%	\$4,299,000	\$4,150,000	97%	97%	06/14/2024	163	163	97%
27	24012566	148 Old	Westport	16	6	8(5/3)	5,609	1.10	2024	04/24/2024	\$757.71	\$4,250,000			\$4,250,000	\$4,250,000	100%	100%	06/07/2024	13	13	100%
28	24000874	25 Flower Farm	Westport	14	5	8(7/1)	6,404	1.52	2007	03/06/2024	\$687.07	\$4,900,000	212%	236%	\$4,900,000	\$4,400,000	90%	90%	06/28/2024	85	85	90%
29	24016899	329 Greens Farms	Westport	16	6	9(6/3)	7,288	1.02	2024	05/13/2024	\$617.45	\$4,500,000			\$4,500,000	\$4,500,000	100%	100%	06/17/2024	123	18	100%
30	170619534	279 Saugatuck	Westport	14	4	7(5/2)	8,246	1.35	1999	01/17/2024	\$1,333.98	\$12,500,000	217%	247%	\$12,500,000	\$11,000,000	88%	88%	06/12/2024	176	91	88%

30 Sold - Single Family Statistics

	High	Low	Average	Median
List Price	\$12,500,000	\$495,000	\$2,647,600	\$2,299,500
Sold Price	\$11,000,000	\$558,000	\$2,624,320	\$2,325,000
Cumulative Days On Market	208	4	43	15
Days On Market	163	3	30	15
SP:LP Ratio	124%	88%	103%	100%
SP:OLP Ratio	124%	73%	103%	100%
Acres	2.42	0.18	0.93	0.97
Sq Ft Above Grade	8,246	792	3,994	4,008
\$/SqFt	\$1,333.98	\$349.47	\$635.23	\$615.34
Orig List Price	\$12,500,000	\$495,000	\$2,665,900	\$2,347,000
%OLP	124%	73%	102%	100%

Total Closed Volume: \$78,729,607

Prepared By: Linda Raymond Lic.#:RES.0777359 | William Raveis Real Estate | 07/09/2024 06:06 PM