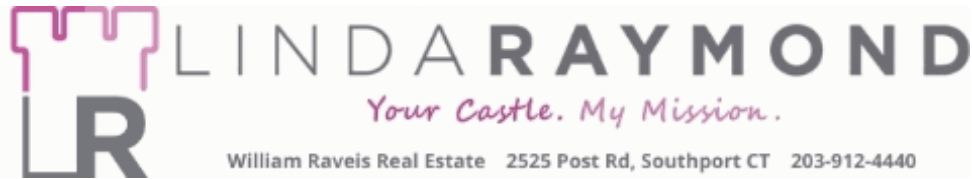


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CMA 1 - Line

Prepared By: Linda Raymond

Listings as of 08/01/22 at 9:14 pm

Property Type is one of 'Single Family Sale', 'Residential Rental', 'Condo/Co-Op Sale' Property Type is 'Single Family Sale' Status is 'Closed' Status Search Date is 07/01/2022 to 07/31/2022 State is 'Connecticut' County is 'Fairfield' City is 'Westport' Property Type is one of 'Single Family Sale', 'Condo/Co-Op Sale' WFMLS is no

Single Family For Sale

Closed Properties

MLS #	Area	Address	City	# Bed	# Bth	# Gar	Spc	Yr Blt	SFABvGr	S\$/SqFt	List Price	Sold Price	SP%LP	CDOM
170474025		1 Crow Hollow Lane	Westport	2	1/1	0		1945	916	\$627.73	\$599,000	\$575,000	95.99	75
170486921		4 Robert Lane	Westport	5	3/0	0		1965	2,600	\$267.31	\$699,000	\$695,000	99.43	30
170481362		5 Cricket Lane	Westport	3	2/0	2		1971	2,276	\$326.89	\$744,000	\$744,000	100.00	79
170492707		9 Gorham Avenue	Westport	3	1/2	1		1935	1,478	\$659.68	\$950,000	\$975,000	102.63	19
170499404		78 Sylvan Road	Westport	4	2/0	2		1952	2,189	\$445.45	\$975,000	\$975,099	100.01	20
170475269		181 Long Lots Road	Westport	3	2/1	2		1962	2,818	\$378.99	\$997,000	\$1,068,000	107.12	18
170466057		11 Iris Lane	Westport	3	4/0	2		1970	2,248	\$501.78	\$950,000	\$1,128,000	118.74	27
170469715		28 Charcoal Hill Road	Westport	4	2/1	2		1977	3,193	\$369.56	\$1,295,000	\$1,180,000	91.12	24
170481852		50 Kings Highway	Westport	3	2/1	1		1955	1,721	\$755.37	\$1,195,000	\$1,300,000	108.79	18
170495513		90 Hillandale Road	Westport	3	2/1	2		1900	2,160	\$666.67	\$1,398,000	\$1,440,000	103.00	25
170486488		14 Pin Oak Court	Westport	4	3/0	0		1947	2,280	\$644.74	\$1,395,000	\$1,470,000	105.38	5
170484151		5 Birchwood Lane	Westport	4	2/1	2		1965	2,160	\$729.17	\$1,399,000	\$1,575,000	112.58	0
170483039		217 North Avenue	Westport	4	3/1	2		1973	2,561	\$624.76	\$1,425,000	\$1,600,000	112.28	20
170485813		39 Coleytown Road	Westport	4	3/1	2		1790	2,697	\$593.25	\$1,375,000	\$1,600,000	116.36	19
170487531		25 Bulkley Avenue	Westport	4	3/1	2		2003	3,260	\$498.47	\$1,599,000	\$1,625,000	101.63	21
170476070		127 Imperial Avenue	Westport	3	2/1	1		1905	1,811	\$966.32	\$1,795,000	\$1,750,000	97.49	21
170481129		17 Rockyfield Road	Westport	4	4/0	2		1950	2,926	\$606.63	\$1,295,000	\$1,775,000	137.07	9
170489686		46 Coleytown Road	Westport	4	3/2	2		1951	2,444	\$734.45	\$1,795,000	\$1,795,000	100.00	20
170483052		9 Keyser Road	Westport	4	3/1	1		1936	3,133	\$577.72	\$1,399,000	\$1,810,000	129.38	7
170489396		181 Riverside Avenue	Westport	3	2/0	0		1940	1,282	\$1,462.56	\$1,875,000	\$1,875,000	100.00	31
170348018		120 Kings Highway	Westport	5	5/2	2		2021	5,625	\$355.38	\$1,999,000	\$1,999,000	100.00	1,549
170491855		1 Peters Lane	Westport	4	4/1	2		1996	3,671	\$563.88	\$1,899,000	\$2,070,000	109.00	7
170470503		42 Compo Mill Cove	Westport	1	1/0	0		2008	526	\$3,973.38	\$2,099,000	\$2,090,000	99.57	221
170481968		40 North Avenue	Westport	5	4/0	3		1980	3,857	\$544.46	\$1,600,000	\$2,100,000	131.25	11
170491541		7 Easton Road	Westport	5	4/1	2		2008	5,102	\$431.20	\$1,850,000	\$2,200,000	118.92	7
170493351		41 Sturges Commons	Westport	5	4/1	2		1987	3,966	\$598.84	\$2,300,000	\$2,375,000	103.26	5
170485571		1 Sniffen Road	Westport	5	5/1	2		2013	3,456	\$729.17	\$2,470,000	\$2,520,000	102.02	11
170492266		21 Deerwood Lane	Westport	3	2/0	3		1967	3,305	\$778.43	\$2,199,000	\$2,572,700	116.99	14
170480589		18 Woods Grove Road	Westport	6	5/1	2		2021	4,884	\$573.30	\$2,490,000	\$2,800,000	112.45	12
170491723		37 Evergreen Parkway	Westport	6	5/1	2		2014	4,148	\$675.02	\$2,500,000	\$2,800,000	112.00	13

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**CMA 1 - Line**

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Listings as of 08/01/22 at 9:14 pm

**Single Family For Sale**

**Closed Properties**

MLS #	Area	Address	City	# Bed	# Bth	# Gar Spc	Yr Blt	SFABvGr	\$/SqFt	List Price	Sold Price	SP%LP	CDOM
170469696		39 Spicer Road	Westport	5	4/2	2	2015	4,634	\$638.76	\$2,699,000	\$2,960,000	109.67	5
170470504		44 Compo Mill Cove	Westport	4	1/1	1	1910	1,593	\$2,008.79	\$3,295,000	\$3,200,000	97.12	214
170322966		30 Fairfield Avenue	Westport	4	4/1	2	2021	3,350	\$1,044.78	\$3,075,000	\$3,500,000	113.82	201
170460433		18 Cranbury Road	Westport	5	6/1	3	2022	4,878	\$717.51	\$3,500,000	\$3,500,000	100.00	32
170491207		6 Coach Lane	Westport	5	5/2	3	2009	5,206	\$672.30	\$3,500,000	\$3,500,000	100.00	15
170487081		85 Old Road	Westport	6	5/1	3	2019	5,078	\$694.17	\$3,100,000	\$3,525,000	113.71	22
170323873		19 Sturges Commons	Westport	6	6/3	3	2021	7,980	\$481.08	\$3,625,500	\$3,839,000	105.89	403
170420574		36 Coleytown Road	Westport	5	5/4	3	1999	7,193	\$536.63	\$3,995,000	\$3,860,000	96.62	230
170491483		6 Evans Court	Westport	5	5/2	3	2017	5,526	\$714.80	\$3,995,000	\$3,950,000	98.87	7
170409392		30 Edgewater Hillside	Westport	6	4/2	2	1928	5,185	\$829.32	\$5,200,000	\$4,300,000	82.69	359
170500769		1 Winding Court	Westport	7	6/4	3	2020	8,737	\$658.12	\$5,995,000	\$5,750,000	95.91	21
170495799		8 Bermuda Road	Westport	4	3/1	3	2002	4,540	\$1,272.03	\$5,250,000	\$5,775,000	110.00	8
170507956		12 Manitou Road	Westport	6	6/3	3	2015	6,977	\$960.30	\$6,500,000	\$6,700,000	103.08	0
170476885		264 Hillspoint Road	Westport	7	9/2	4	2013	9,624	\$1,184.54	\$11,400,000	\$11,400,000	100.00	20

<b># LISTINGS:</b>	<b>44</b>	<b>Medians:</b>	4	4/1	2	1979	3,283	\$651.43	\$1,887,000	<b>\$2,080,000</b>	<b>103.04</b>	<b>20</b>
		<b>Minimums:</b>	1	1/0	0	1790	526	\$267.31	\$599,000	\$575,000	82.69	0
		<b>Maximums:</b>	7	9/4	4	2022	9,624	\$3,973.38	\$11,400,000	\$11,400,000	137.07	1,549
		<b>Averages:</b>	4	4/1	2	1975	3,754	\$774.40	\$2,538,398	\$2,641,836	106.18	88

**Quick Statistics ( 44 Listings Total )**

	Min	Max	Average	Median
<b>List Price</b>	\$599,000	\$11,400,000	\$2,538,398	\$1,887,000
<b>Sold Price</b>	\$575,000	\$11,400,000	\$2,641,836	\$2,080,000