

Westport, CT Single Family Properties - December, 2008

Sales

Sales in December were 16. This is down 30.4% from 23 in December of 2007. Sales/list price ratio in December moved up to 92.5% from 92.5% in November.

Prices

Median price in December was \$1,070,000. This is down 37.1% from \$1,702,000 in December of 2007. Average sale price (most recent 3 months) is \$1,610,375, down somewhat from \$1,892,359 in 2007.

Inventory

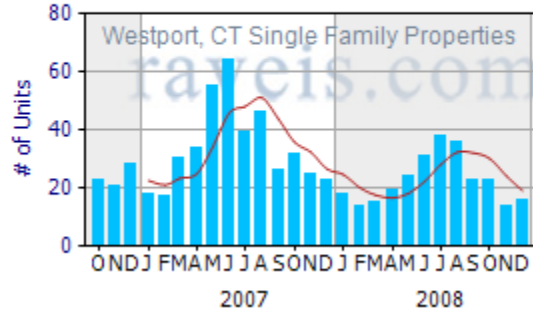
Inventory is 294, up substantially from 233 in 2007. New listings of 29 in December were down somewhat from 36 in November but up considerably from 21 in December of 2007.

Market Time

Days on market of 141 in December was up substantially from 114 in November and up somewhat from 124 in December of 2007. Months of supply in December moved down to 13.0 from 15.0 in November.

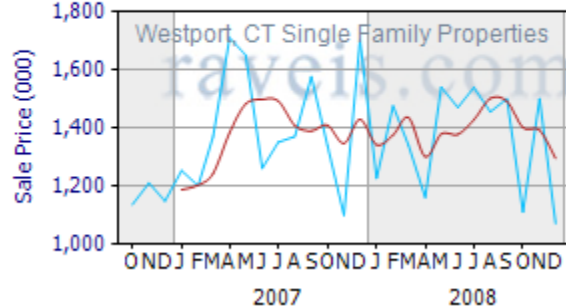
Unit Sales

Number of homes sold.



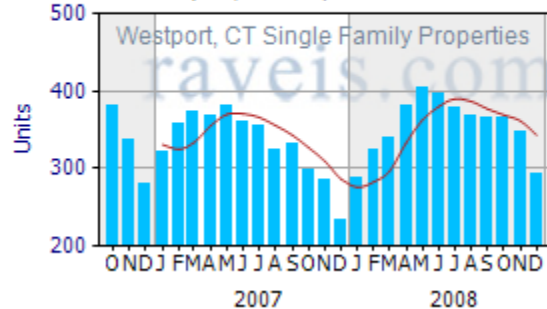
Median Sales Price

Median means 'middle'. There are an equal number of homes priced above and below the median.



Total Inventory

Number of homes on the market. High inventory means choice for buyers, but competition for sellers.



Market Time for Sold

Average days on the market for properties that sold during the month.

