

Westport 06880

ZIP code · CT · Connecticut > Western Connecticut

BALANCED MARKET

\$2.4M

MEDIAN SALE PRICE

+27.2%

1-YR CHANGE

363

SALES (12 MO)

\$2M

MEDIAN VALUE (AVM)

Market temperature

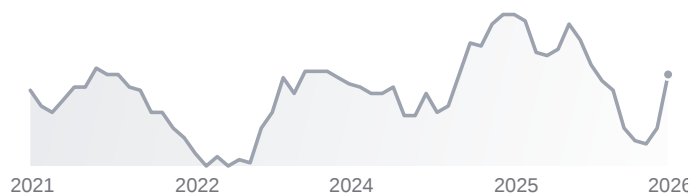
Balanced market · 59 / 100



MARKET TRENDS (5 YEARS)

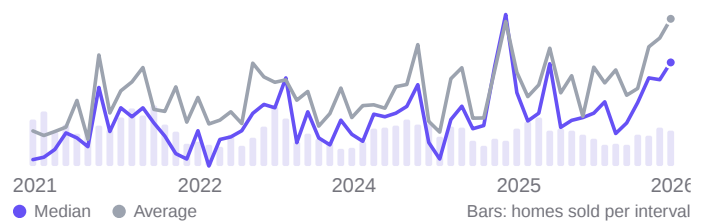
Market temperature (0–100)

59 / 100



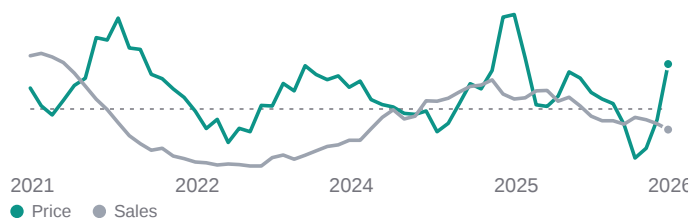
Sale prices

Median \$2.5M · Average \$3.1M



Growth (year over year)

Price +27.2% · Sales -12.5%



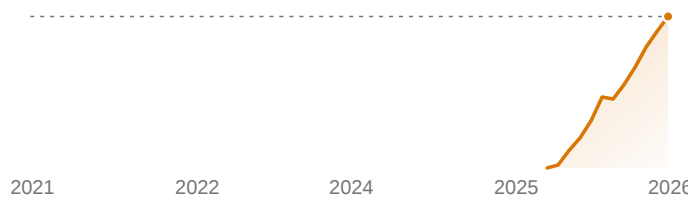
Price per square foot

\$752/ft²



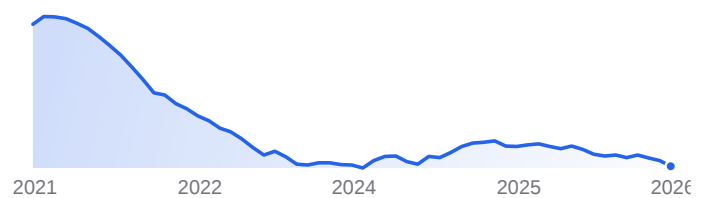
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

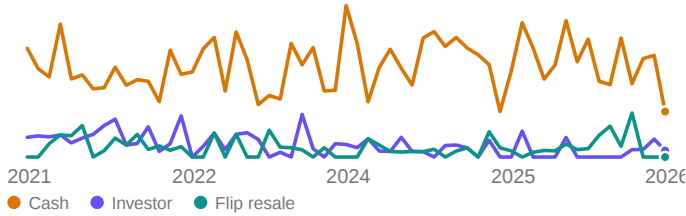
3.7%



BUYERS & OUTCOMES

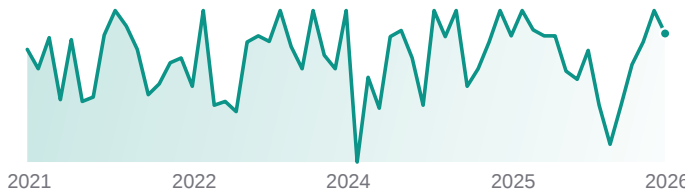
Buyer mix

Cash 20% · Investor 2.9% · Flip resale 0%



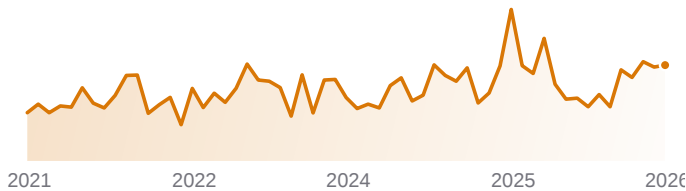
Sellers who sold at a gain

97%

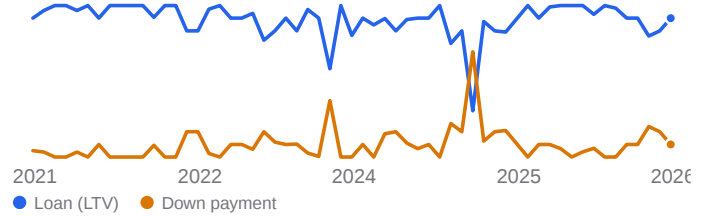


Median annualized return at resale

+6.1%

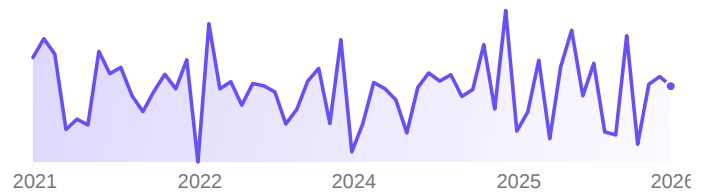


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



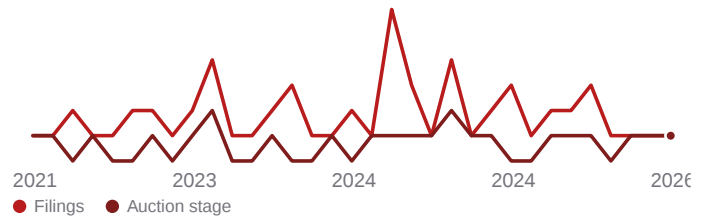
Typical hold before selling

12.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,793
Median value (AVM)	\$2M
Median size	2,905 ft²
Median bedrooms	4
Median year built	1965
Single family	88%
Condos	7.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	0.8%
Owner occupied	84%
Company owned	10%
Median loan-to-value	35%

Typical ownership tenure

13.9 yrs

COMMUNITY

Population	30,681
Density	1,183 / mi ²
Median household income	\$219K
Average household income	\$324K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	82
Homes occupied	92%
Bachelor's or higher	36%
Poverty rate	5.2%
Unemployment	0.9%
Average temp	52°F
Annual precip	49 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.