

**Spring Snapshot 2014**  
**2013-2014**  
**January–May**  
**Fairfield, Westport & Weston CT**

**Fairfield, CT - Single Family Properties**  
**Year to Date:**

	Through May, 2014	Through May, 2013	% Chg
Unit Sales	230	216	6.5%
Average Sale Price	\$727,042	\$667,826	8.9%
Median Sale Price	\$549,500	\$529,500	3.8%
Average List Price	\$1,294,529	\$1,083,461	19.5%
Sales to List Price Ratio	95.2%	96.2%	-1.1%
Inventory	511	454	12.6%
Months of Supply	8.4	8.8	-5.1%
Market Time (Days)	100	91	9.9%
Price per Sq Ft for Sold	\$306	\$290	5.7%
New Listings	699	700	-0.1%

**Westport, CT - Single Family Properties**  
**Year to Date:**

	Through May, 2014	Through May, 2013	% Chg
Unit Sales	130	162	-19.8%
Average Sale Price	\$1,528,190	\$1,648,006	-7.3%
Median Sale Price	\$1,335,705	\$1,285,000	3.9%
Average List Price	\$2,316,594	\$2,105,606	10.0%
Sales to List Price Ratio	96.5%	92.0%	4.9%
Inventory	342	308	11.0%
Months of Supply	9.2	9.6	-4.2%
Market Time (Days)	99	126	-21.4%
Price per Sq Ft for Sold	\$424	\$412	2.8%
New Listings	441	438	0.7%

**Weston, CT - Single Family Properties  
Year to Date:**

	Through May, 2014	Through May, 2013	% Chg
Unit Sales	44	48	-8.3%
Average Sale Price	\$926,935	\$762,436	21.6%
Median Sale Price	\$791,500	\$712,250	11.1%
Average List Price	\$1,272,849	\$1,086,664	17.1%
Sales to List Price Ratio	96.6%	93.9%	2.9%
Inventory	153	147	4.1%
Months of Supply	10.8	12.4	-13.1%
Market Time (Days)	129	162	-20.4%
Price per Sq Ft for Sold	\$240	\$242	-0.9%
New Listings	189	196	-3.6%

**Weston, CT - Single Family Properties  
One-Month Comparison:**

	May, 2014	May, 2013	% Chg
Unit Sales	16	12	33.3%
Average Sale Price	\$858,425	\$701,583	22.4%
Median Sale Price	\$797,500	\$624,500	27.7%
Average List Price	\$1,279,252	\$1,136,645	12.5%
Sales to List Price Ratio	96.0%	98.1%	-2.1%
Inventory	192	189	1.6%
Months of Supply	13.5	14.9	-9.7%
Market Time (Days)	141	234	-39.7%
Price per Sq Ft for Sold	\$246	\$247	-0.3%
New Listings	48	46	4.3%