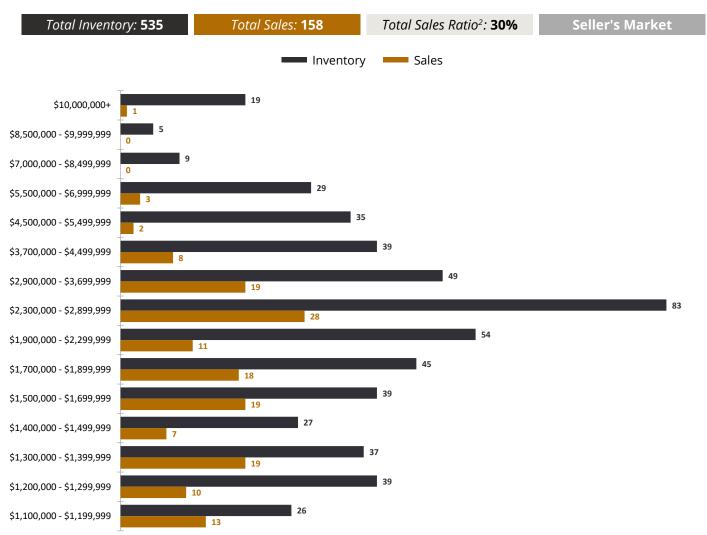


## MAY 2025

# COASTAL COMMUNITIES OF CONNECTICUT PORT CHESTER TO WESTERLY

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#### LUXURY INVENTORY VS. SALES | APRIL 2025

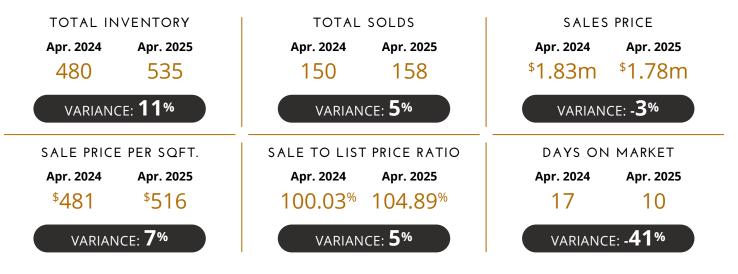


Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$1,500,000	4	3	45	113	40%
3,000 - 3,999	\$1,587,500	4	4	46	116	40%
4,000 - 4,999	\$1,899,000	5	5	25	94	27%
5,000 - 5,999	\$2,395,000	5	5	16	53	30%
6,000 - 6,999	\$3,435,000	5	6	15	51	29%
7,000+	\$3,783,000	5	7	11	108	10%

<sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup>Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS<sup>®</sup> data reported previous month's sales exceeded current inventory.



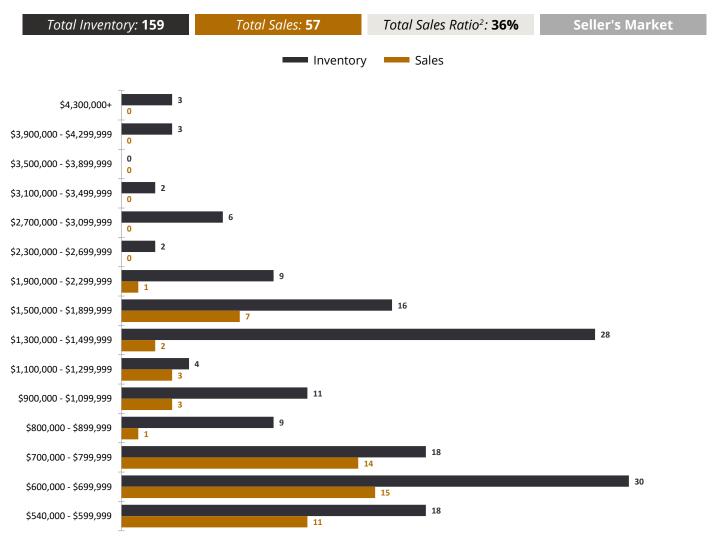
#### MEDIAN DATA REVIEW | APRIL



#### COASTAL CONNECTICUT MARKET SUMMARY | APRIL 2025

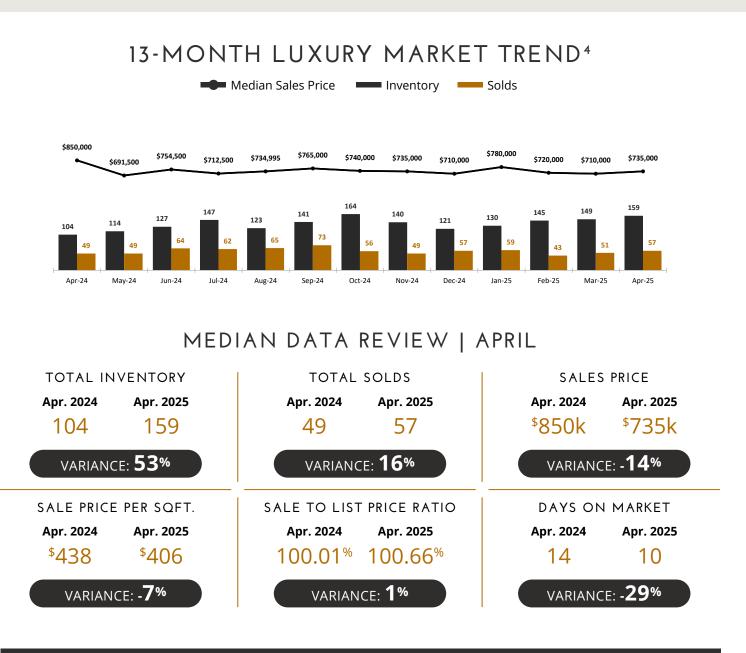
- The single-family luxury market is a Seller's Market with a 30% Sales Ratio.
- Homes sold for a median of **104.89% of list price** in April 2025.
- The most active price band is **\$1,300,000-\$1,399,999**, where the sales ratio is **51%**.
- The median luxury sales price for single-family homes is **\$1,780,500**.
- The median days on market for April 2025 was **10** days, down from **17** in April 2024.

#### LUXURY INVENTORY VS. SALES | APRIL 2025



Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$647,301	2	2	26	86	30%
2,000 - 2,499	\$1,035,250	3	3	14	41	34%
2,500 - 2,999	\$744,000	3	3	10	11	91%
3,000 - 3,499	\$692,000	4	4	4	4	100%
3,500 - 3,999	\$1,317,500	4	3	2	3	67%
4,000+	\$1,699,000	4	5	1	14	7%

<sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup>Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS<sup>®</sup> data reported previous month's sales exceeded current inventory.



#### COASTAL CONNECTICUT MARKET SUMMARY | APRIL 2025

- The attached luxury market is a Seller's Market with a 36% Sales Ratio.
- Homes sold for a median of **100.66% of list price** in April 2025.
- The most active price band is **\$700,000-\$799,999**, where the sales ratio is **78%**.
- The median luxury sales price for attached homes is **\$735,000**.
- The median days on market for April 2025 was **10** days, down from **14** in April 2024.

<sup>3</sup>Square foot table does not account for listings and solds where square foot data is not disclosed. <sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.