

Westport, CT 06880



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DOUGLAS ELLIMAN OF CONNECTICUT

199 Elm St

New Canaan, CT 06840



Housing

Housing Facts & Stats

	06880	Connecticut	USA
Median Estimated Home Value	\$2.01M	\$447K	\$368K
Est. Home Value 12-Mo. Change	-0.8%	+4.4%	-0.6%
Median List Price	\$3.97M	\$515K	-
List Price 1-Month Change	+41.8%	+7.3%	-
List Price 12-Month Change	+37.1%	+7.3%	-
Median Home Age	55	59	44
Own	87%	66%	65%
Rent	13%	34%	35%
\$ Total Value <small>(of all buildings for which permits were issued)</small>	-	\$1.5B	\$384.62B
% Change in permits <small>(for all buildings)</small>	-	+2%	+6%
% Change in \$ value <small>(for all buildings)</small>	-	+2%	+5%

Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

Westport, CT 06880

Market Trends for Westport, CT 06880

Single Family + Condo/Townhouse/Apt.

March 2026

Market Type



Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
1.24 ↓ 16.22% MoM	100.3% ↓ 0.14% MoM	53 ↑ 96.3% MoM	\$2,014,000 ↓ 6.33% MoM

March 2026 Median Estimated Property Value

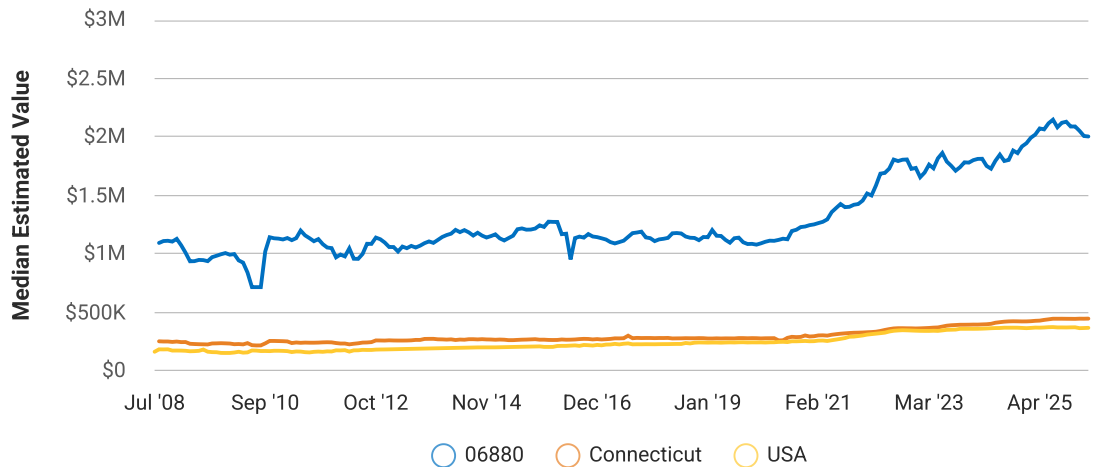
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value \$2,004,760	Last Month Change -0.2%	12 Month Change -0.8%
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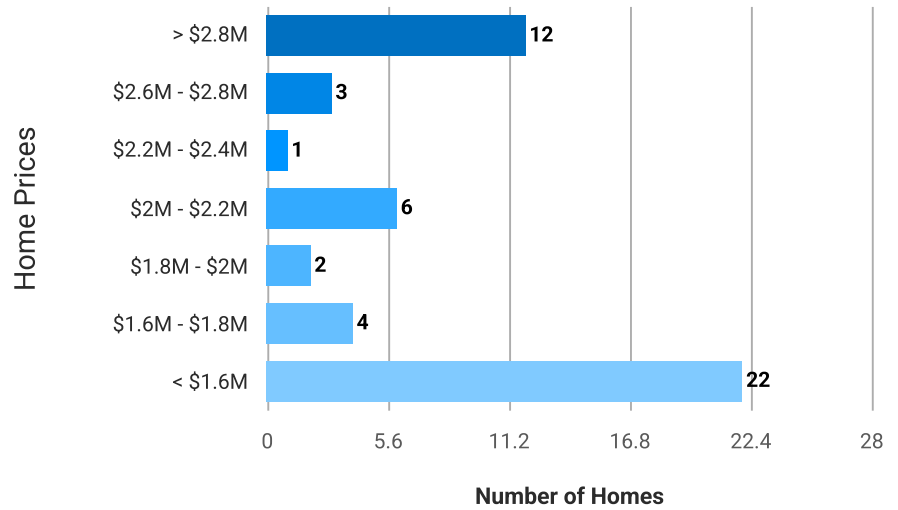
Sold Home Stats

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily

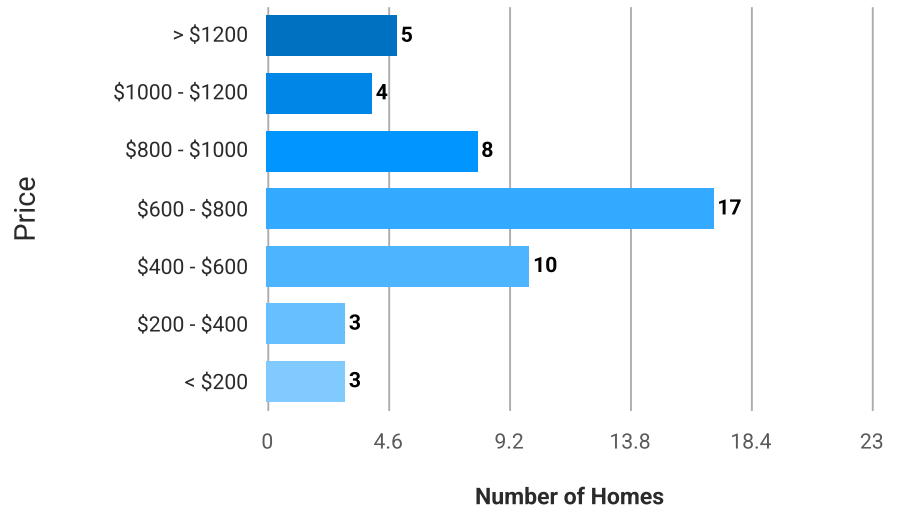


Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily

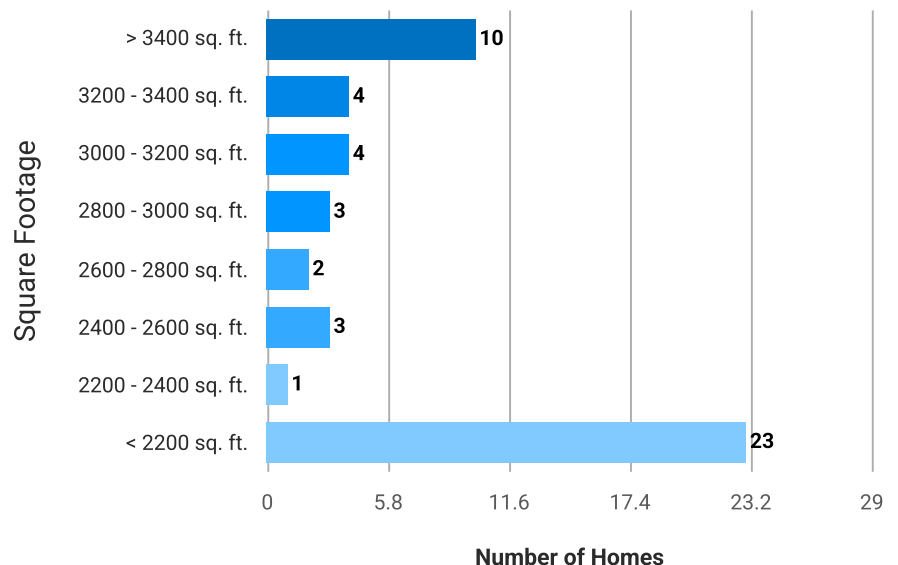


Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily



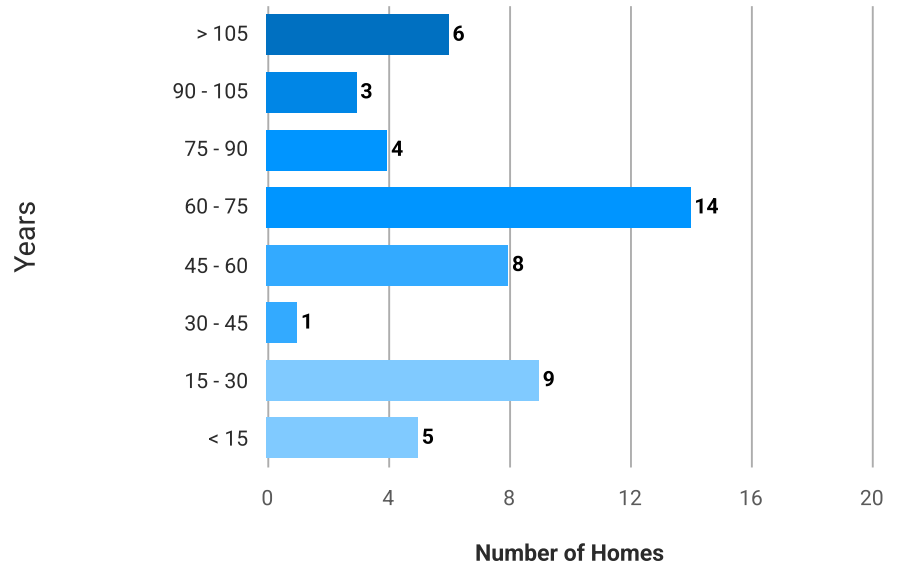
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Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily

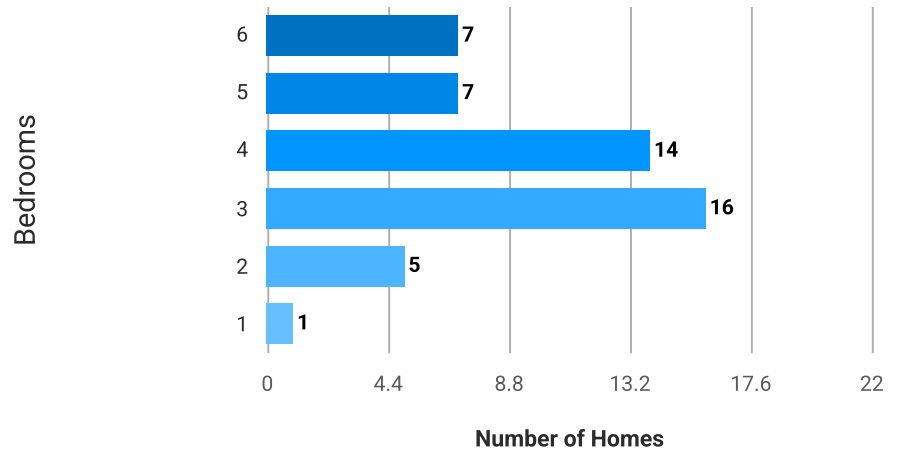


Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily



People

People Facts & Stats

	06880	Connecticut	USA
Population	26K	3.6M	332.39M
Population Density per Sq Mi	-	743	94
Pop Change since 2020	0%	+0.1%	+2.5%
Median Age	45	41	39
Male / Female Ratio	49%	49%	50%

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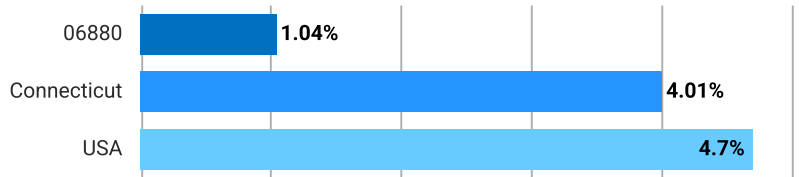
Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



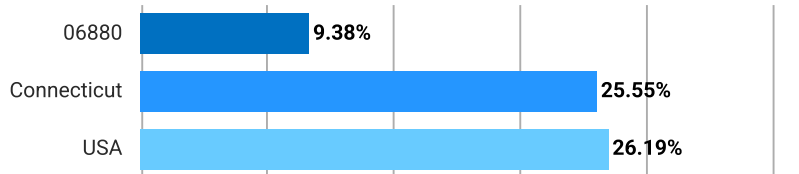
Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



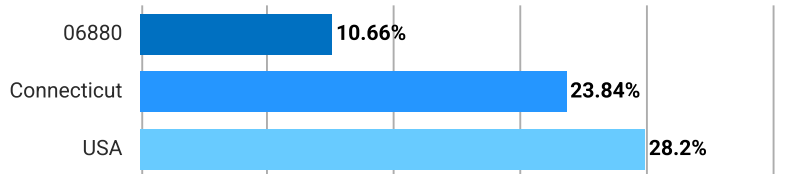
High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



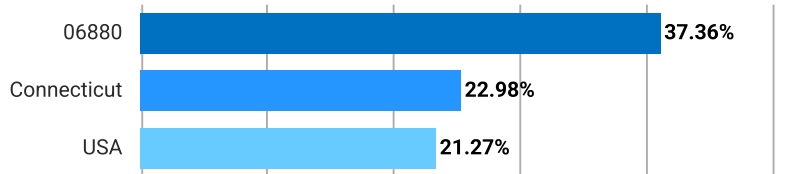
Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



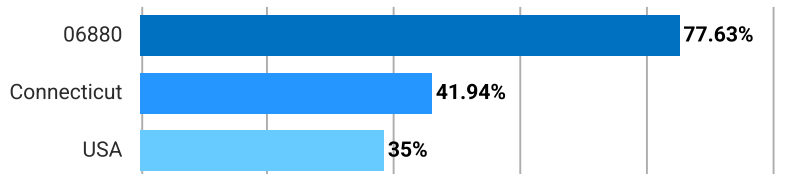
Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



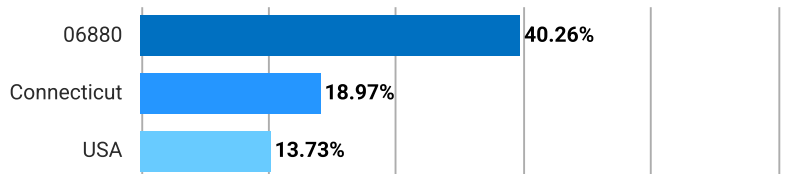
Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



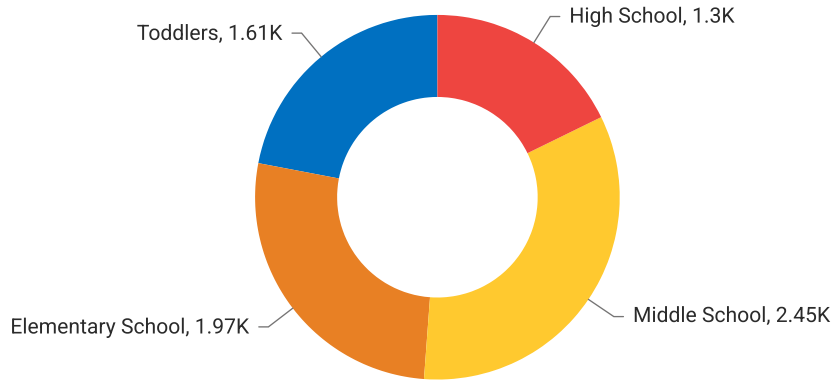
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Population of Children by Age Group in 06880

This chart shows the distribution of the population of children by age range – from birth to 17 – in the area of your search.

Source: U.S. Census

Update Frequency: Annually



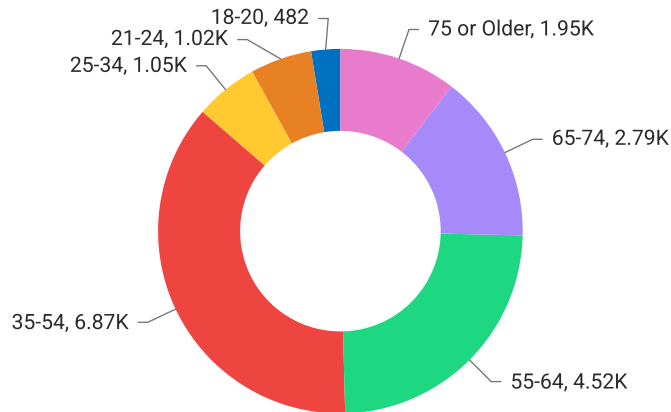
● 22% Toddlers ● 26.82% Elementary School ● 33.42% Middle School ● 17.76% High School

Population of Adults by Age Group in 06880

This chart shows the distribution of the population of adults by age range – from 18 to 75-plus – in the area of your search.

Source: U.S. Census

Update Frequency: Annually



● 2.58% 18-20 ● 5.47% 21-24 ● 5.6% 25-34 ● 36.77% 35-54 ● 24.21% 55-64 ● 14.94% 65-74 ● 10.44% 75 or Older



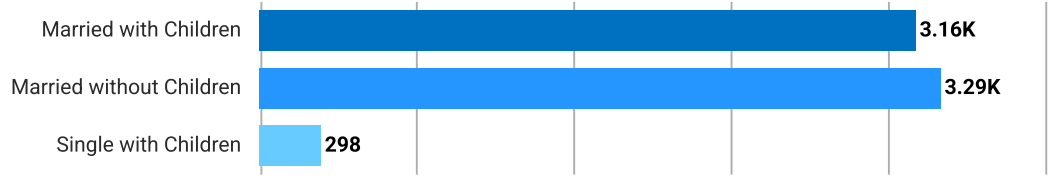
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Households With Children in 06880

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually

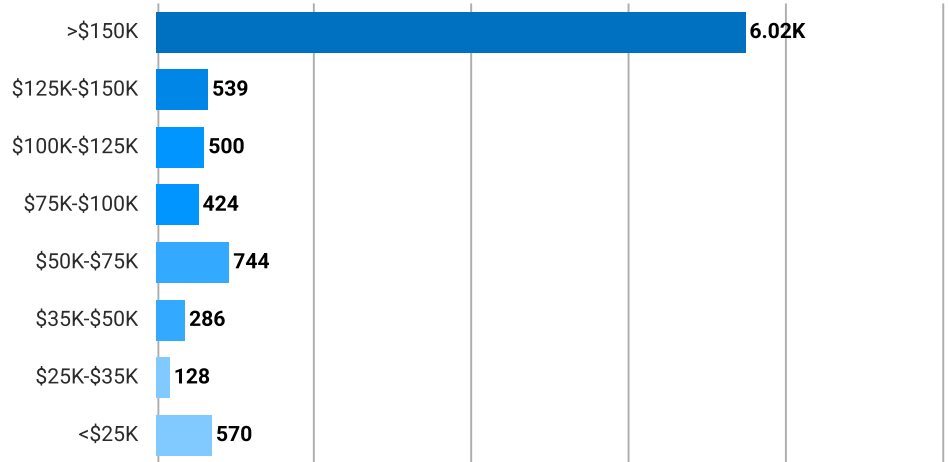


Household Income Brackets in 06880

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



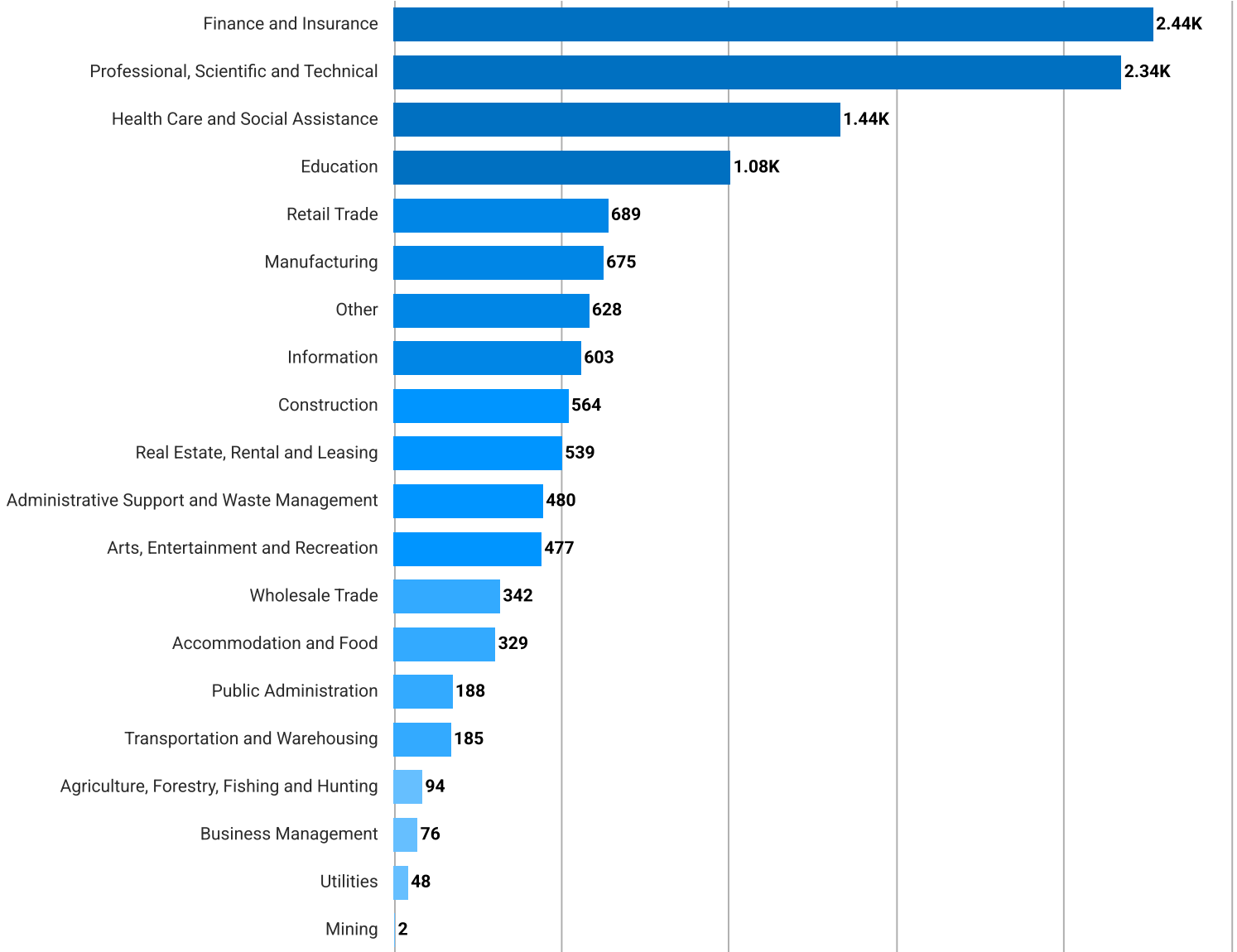
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Occupational Categories in 06880

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually

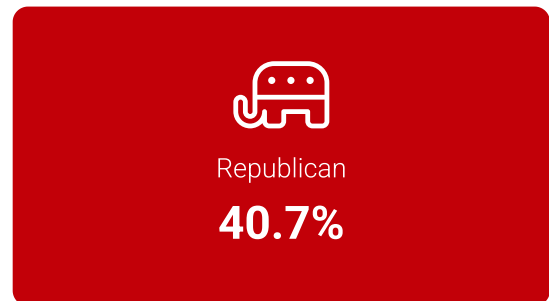
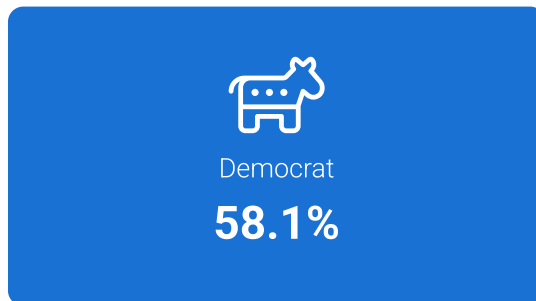


Presidential Voting Pattern in 06880

This chart shows how residents of a county voted in the 2020 presidential election.

Source: USElectionAtlas.org

Update Frequency: Quadrennially



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Economy

Economic Facts & Stats

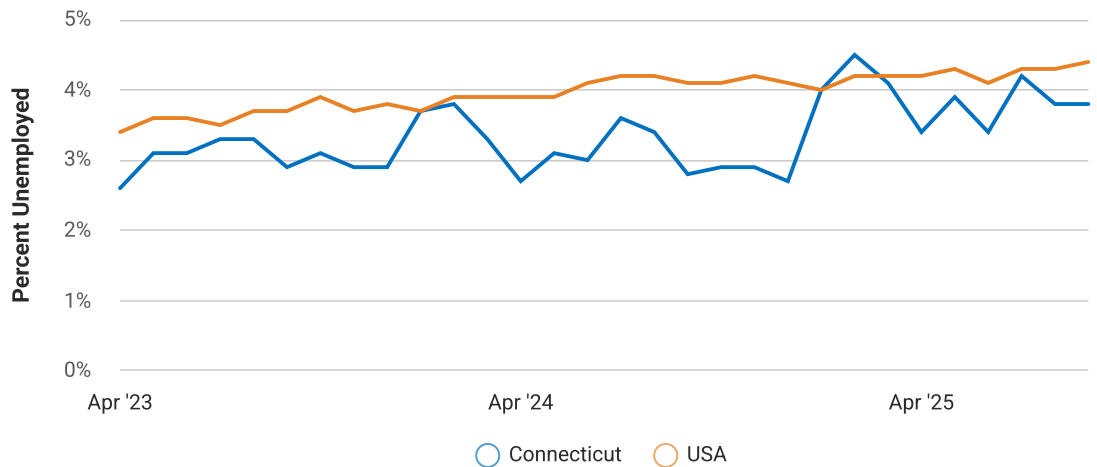
	06880	Connecticut	USA
Income Per Capita	\$134,878	\$54,409	\$43,289
Median Household Income	\$250,001	\$93,760	\$78,538
Unemployment Rate	–	3.8%	4.4%
Number Unemployed	–	74K	7.61M
Number Employed	–	1.86M	163.66M
Number in Labor Force	–	1.93M	171.26M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly



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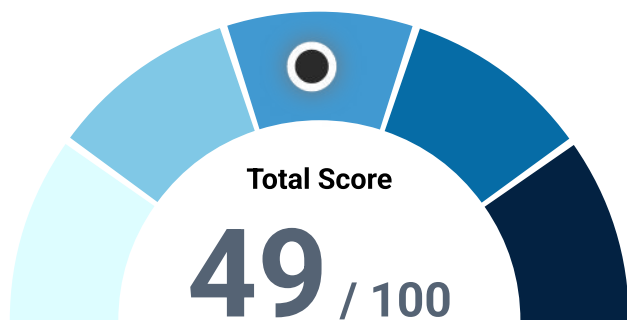
Quality of Life

Quality of Life Facts & Stats

	06880	Connecticut	USA
Elevation (in feet)	286	464	–
Annual Rainfall (in inches)	45	47.79	–
Annual Snowfall (in inches)	26.66	42.27	–
Days of Full Sun (per year)	83	83	–
Travel Time to Work (in minutes)	–	27	27
Water Quality (Health Violations)	–	–	–
Water Quality (Monitoring and Report Violations)	–	–	–
Superfund Sites	–	47	2,466
Brownfield Sites	No	Yes	No

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AARP Livability™ Index for 06880



A score over 50 is above average

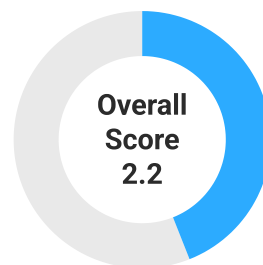
Housing	28
Affordability & Access	
Neighborhood	53
Access to Life, Work & Play	
Transportation	55
Safe & Convenient Options	
Environment	36
Clean Air & Water	
Health	72
Prevention, Access & Quality	
Engagement	60
Civic & Social Involvement	
Opportunity	41
Inclusion & Possibilities	

Walkability Scores (out of 5) (out of 5)

This neighborhood or ZIP code is rated for walking access to general points of interest, reflected in the overall score, plus amenities (such as retail stores) and leisure (such as restaurants and parks). Other factors considered in the scores are street types, weather, public transportation and population density.

Source: Precisely

Update Frequency: Quarterly



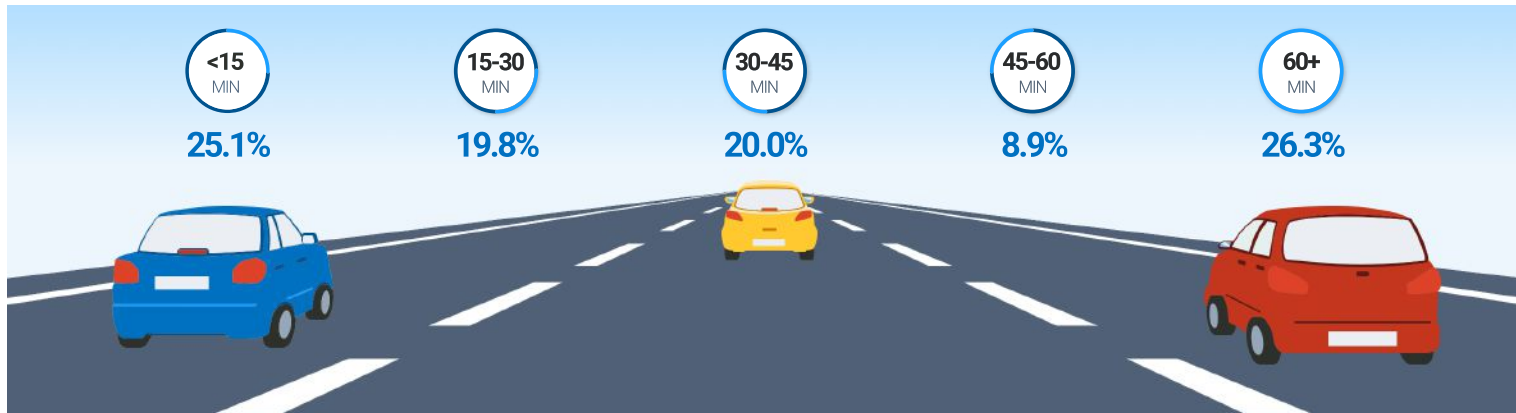
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Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census

Update Frequency: Annually

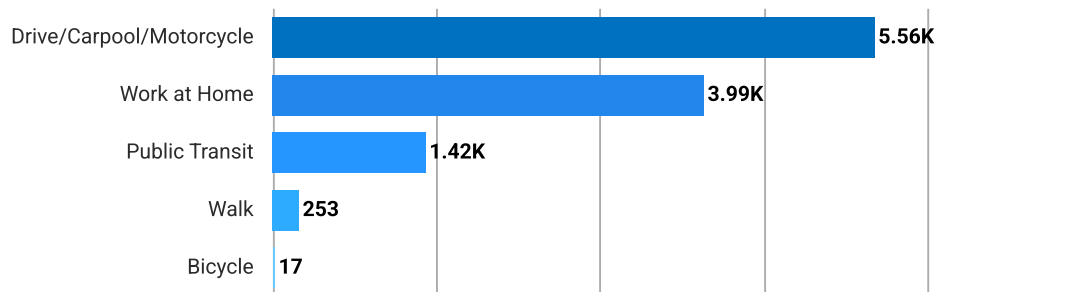


How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Source: U.S. Census

Update Frequency: Annually



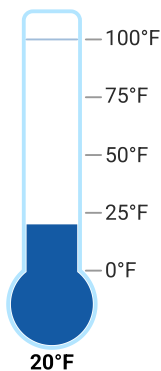
Average Monthly Temperature

This chart shows average temperatures in the area you searched.

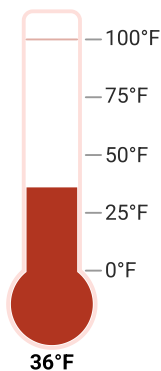
Source: NOAA

Update Frequency: Annually

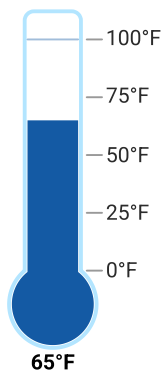
Avg. January Min. Temp



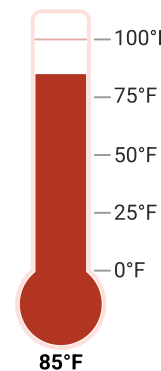
Avg. January Max. Temp



Avg. July Min. Temp



Avg. July Max. Temp



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Nearby Neighborhoods

ZIP Codes near Westport, CT 06880

<p>Norwalk, CT 06851</p> <p>Median Estimate Home Value: \$666,930</p> <p>Number of Homes: 8,316</p> <p>Total Population: 27,387</p>	<p>Southport, CT 06890</p> <p>Median Estimate Home Value: \$1,343,110</p> <p>Number of Homes: 1,611</p> <p>Total Population: 4,122</p>	<p>Norwalk, CT 06855</p> <p>Median Estimate Home Value: \$736,210</p> <p>Number of Homes: 1,796</p> <p>Total Population: 8,028</p>
<p>Fairfield, CT 06824</p> <p>Median Estimate Home Value: \$1,205,510</p> <p>Number of Homes: 10,829</p> <p>Total Population: 36,660</p>	<p>Norwalk, CT 06850</p> <p>Median Estimate Home Value: \$672,700</p> <p>Number of Homes: 5,616</p> <p>Total Population: 24,363</p>	<p>Weston, CT 06883</p> <p>Median Estimate Home Value: \$1,358,000</p> <p>Number of Homes: 3,553</p> <p>Total Population: 10,335</p>

About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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