

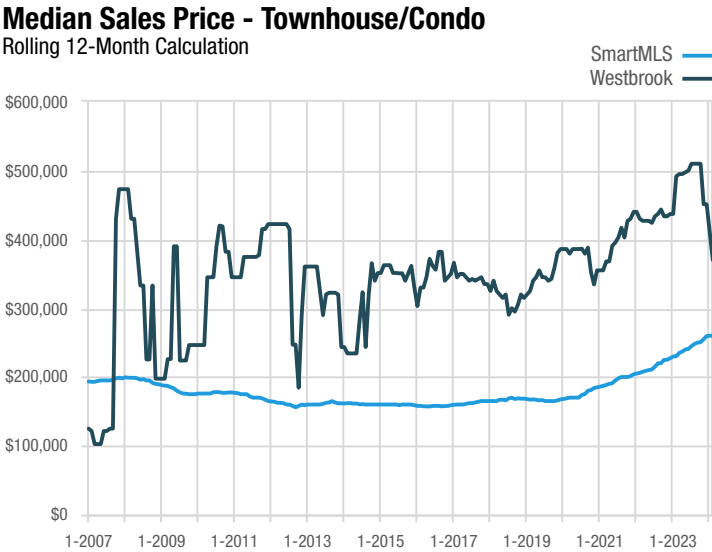
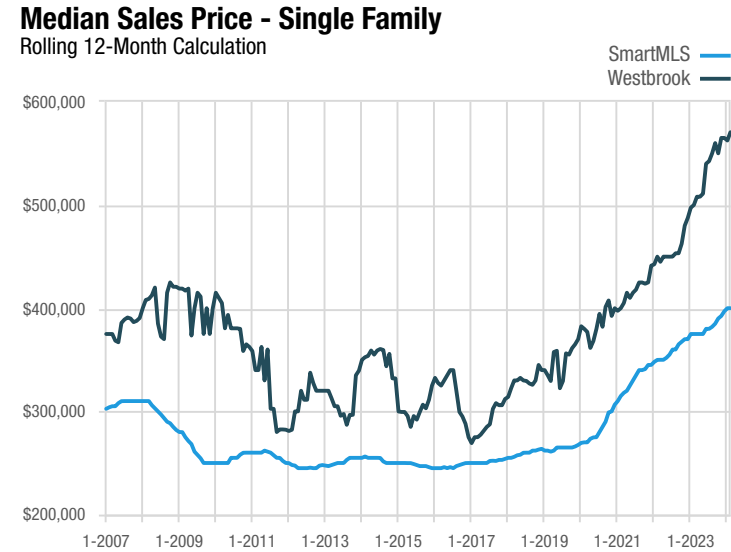
Westbrook

Middlesex County

Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	6	8	+ 33.3%	11	13	+ 18.2%
Pending Sales	7	3	- 57.1%	7	10	+ 42.9%
Closed Sales	4	4	0.0%	6	5	- 16.7%
Days on Market Until Sale	57	57	0.0%	44	48	+ 9.1%
Median Sales Price*	\$454,000	\$580,000	+ 27.8%	\$454,000	\$545,000	+ 20.0%
Average Sales Price*	\$516,875	\$579,500	+ 12.1%	\$489,167	\$517,225	+ 5.7%
Percent of List Price Received*	100.1%	101.0%	+ 0.9%	98.8%	96.6%	- 2.2%
Inventory of Homes for Sale	10	14	+ 40.0%	—	—	—
Months Supply of Inventory	1.5	2.4	+ 60.0%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	0	1	—	0	1	—
Pending Sales	1	0	- 100.0%	1	1	0.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	19	—	—	19	56	+ 194.7%
Median Sales Price*	\$510,000	—	—	\$510,000	\$370,000	- 27.5%
Average Sales Price*	\$510,000	—	—	\$510,000	\$370,000	- 27.5%
Percent of List Price Received*	102.0%	—	—	102.0%	98.7%	- 3.2%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.