

## Westbrook

Middlesex County

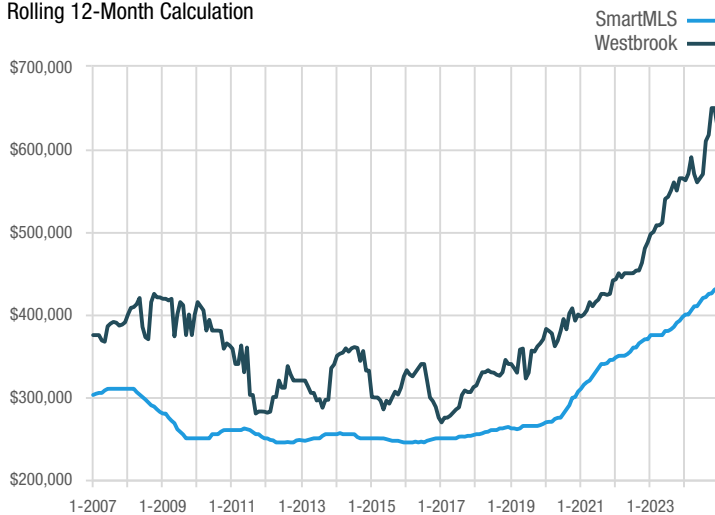
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	2	3	+ 50.0%	90	83	- 7.8%
Pending Sales	2	1	- 50.0%	65	64	- 1.5%
Closed Sales	4	4	0.0%	67	62	- 7.5%
Days on Market Until Sale	31	39	+ 25.8%	28	40	+ 42.9%
Median Sales Price*	\$642,500	<b>\$600,000</b>	- 6.6%	\$565,000	<b>\$627,500</b>	+ 11.1%
Average Sales Price*	\$837,500	<b>\$942,475</b>	+ 12.5%	\$669,453	<b>\$747,183</b>	+ 11.6%
Percent of List Price Received*	98.6%	<b>98.0%</b>	- 0.6%	100.7%	<b>98.5%</b>	- 2.2%
Inventory of Homes for Sale	16	11	- 31.3%	—	—	—
Months Supply of Inventory	2.7	2.1	- 22.2%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	0.0%	6	9	+ 50.0%
Pending Sales	0	0	0.0%	5	10	+ 100.0%
Closed Sales	0	1	—	5	10	+ 100.0%
Days on Market Until Sale	—	5	—	42	14	- 66.7%
Median Sales Price*	—	<b>\$554,000</b>	—	\$451,000	<b>\$501,750</b>	+ 11.3%
Average Sales Price*	—	<b>\$554,000</b>	—	\$374,304	<b>\$467,650</b>	+ 24.9%
Percent of List Price Received*	—	<b>100.9%</b>	—	99.8%	<b>100.5%</b>	+ 0.7%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
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.

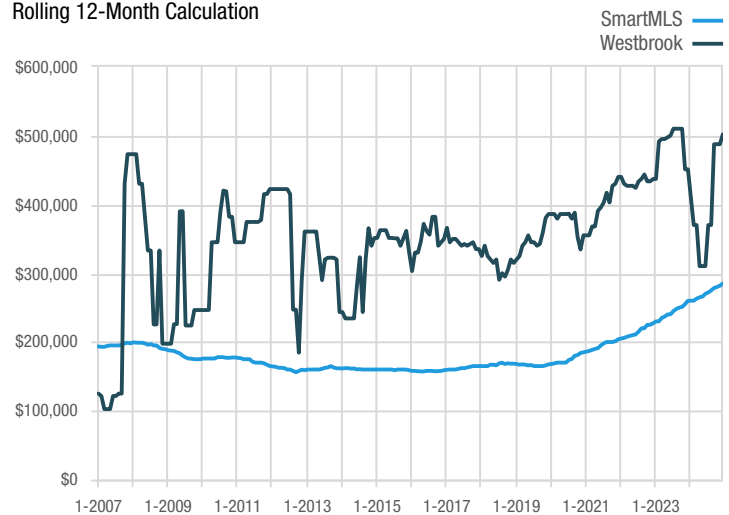
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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.