

Westbrook

Middlesex County

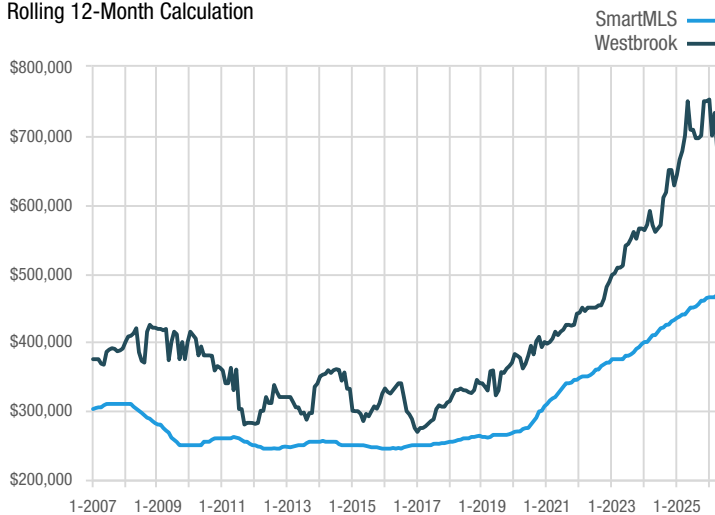
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	6	11	+ 83.3%	26	24	- 7.7%
Pending Sales	8	3	- 62.5%	13	16	+ 23.1%
Closed Sales	3	4	+ 33.3%	10	15	+ 50.0%
Days on Market Until Sale	2	29	+ 1,350.0%	23	56	+ 143.5%
Median Sales Price*	\$805,000	\$492,500	- 38.8%	\$696,175	\$500,000	- 28.2%
Average Sales Price*	\$778,187	\$498,750	- 35.9%	\$699,941	\$739,293	+ 5.6%
Percent of List Price Received*	107.7%	97.8%	- 9.2%	103.6%	99.4%	- 4.1%
Inventory of Homes for Sale	17	16	- 5.9%	—	—	—
Months Supply of Inventory	3.6	2.8	- 22.2%	—	—	—

Townhouse/Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	2	1	- 50.0%	7	1	- 85.7%
Pending Sales	3	0	- 100.0%	6	1	- 83.3%
Closed Sales	1	1	0.0%	4	2	- 50.0%
Days on Market Until Sale	9	103	+ 1,044.4%	16	53	+ 231.3%
Median Sales Price*	\$165,000	\$510,000	+ 209.1%	\$188,944	\$565,000	+ 199.0%
Average Sales Price*	\$165,000	\$510,000	+ 209.1%	\$272,972	\$565,000	+ 107.0%
Percent of List Price Received*	103.1%	97.1%	- 5.8%	102.7%	101.1%	- 1.6%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.5	0.8	+ 60.0%	—	—	—

* 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.

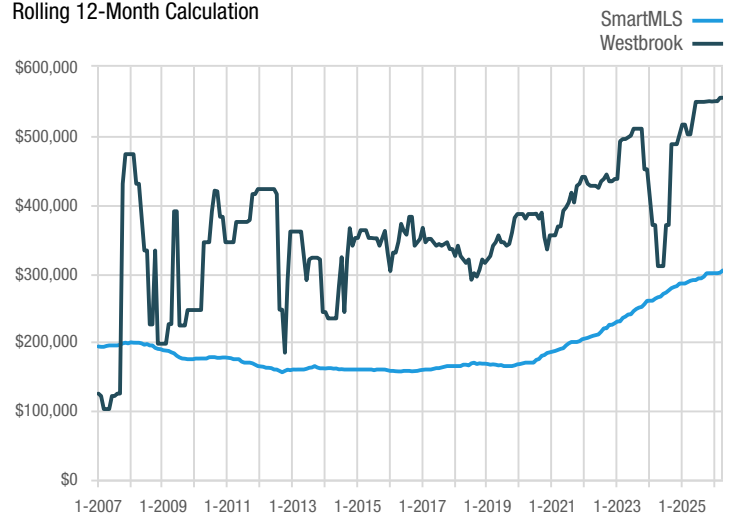
Median Sales Price - Single Family

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.