

Westbrook

Middlesex County

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	11	8	- 27.3%	48	41	- 14.6%
Pending Sales	7	9	+ 28.6%	20	32	+ 60.0%
Closed Sales	7	7	0.0%	21	25	+ 19.0%
Days on Market Until Sale	15	14	- 6.7%	17	48	+ 182.4%
Median Sales Price*	\$620,000	\$655,000	+ 5.6%	\$700,000	\$545,000	- 22.1%
Average Sales Price*	\$687,143	\$755,357	+ 9.9%	\$825,448	\$785,836	- 4.8%
Percent of List Price Received*	102.3%	107.2%	+ 4.8%	102.9%	101.0%	- 1.8%
Inventory of Homes for Sale	27	16	- 40.7%	—	—	—
Months Supply of Inventory	6.2	2.7	- 56.5%	—	—	—

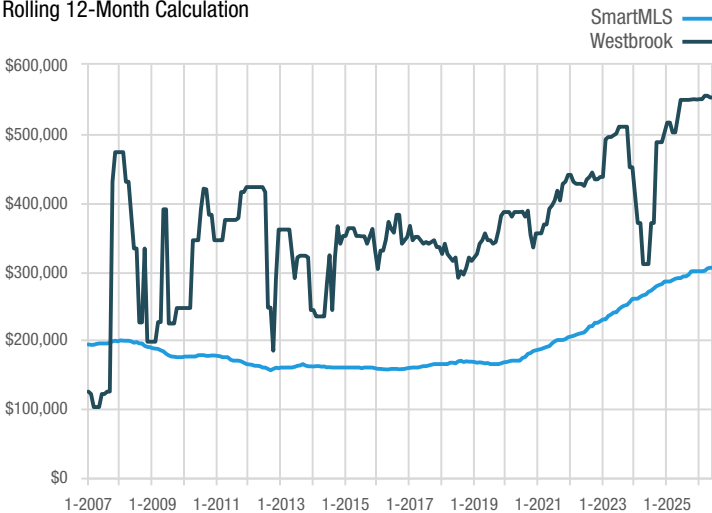
Townhouse/Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	0	0	0.0%	8	2	- 75.0%
Pending Sales	0	1	—	7	2	- 71.4%
Closed Sales	1	1	0.0%	7	3	- 57.1%
Days on Market Until Sale	10	8	- 20.0%	12	38	+ 216.7%
Median Sales Price*	\$555,000	\$619,900	+ 11.7%	\$549,000	\$619,900	+ 12.9%
Average Sales Price*	\$555,000	\$619,900	+ 11.7%	\$399,413	\$583,300	+ 46.0%
Percent of List Price Received*	103.7%	100.0%	- 3.6%	102.6%	100.7%	- 1.9%
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.