

Westbrook

Middlesex County

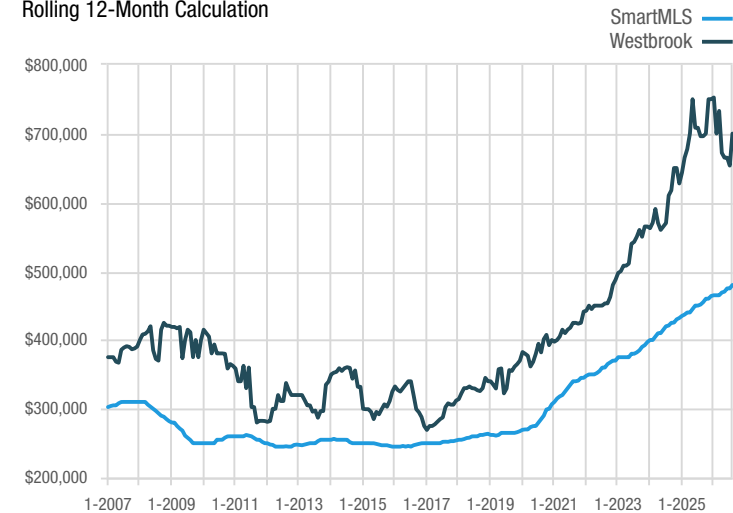
Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	13	9	- 30.8%	64	66	+ 3.1%
Pending Sales	8	4	- 50.0%	36	45	+ 25.0%
Closed Sales	6	7	+ 16.7%	34	40	+ 17.6%
Days on Market Until Sale	42	11	- 73.8%	28	38	+ 35.7%
Median Sales Price*	\$542,500	\$843,000	+ 55.4%	\$696,175	\$640,000	- 8.1%
Average Sales Price*	\$578,167	\$985,000	+ 70.4%	\$831,424	\$818,647	- 1.5%
Percent of List Price Received*	99.3%	104.4%	+ 5.1%	102.1%	102.0%	- 0.1%
Inventory of Homes for Sale	21	23	+ 9.5%	—	—	—
Months Supply of Inventory	4.5	4.1	- 8.9%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	2	1	- 50.0%	13	3	- 76.9%
Pending Sales	2	0	- 100.0%	11	3	- 72.7%
Closed Sales	2	1	- 50.0%	10	4	- 60.0%
Days on Market Until Sale	4	60	+ 1,400.0%	12	44	+ 266.7%
Median Sales Price*	\$610,000	\$640,000	+ 4.9%	\$537,000	\$619,950	+ 15.4%
Average Sales Price*	\$610,000	\$640,000	+ 4.9%	\$454,089	\$597,475	+ 31.6%
Percent of List Price Received*	103.2%	98.5%	- 4.6%	102.0%	100.2%	- 1.8%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

* 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.

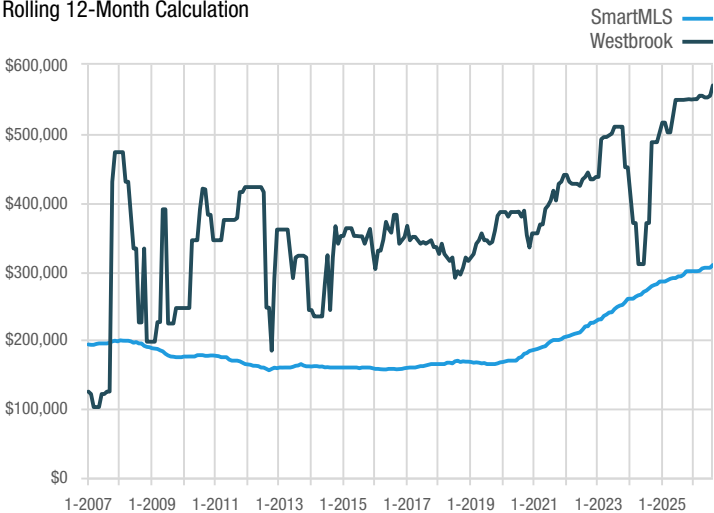
Median Sales Price - Single Family

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.