

Westbrook

Middlesex County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	8	13	+ 62.5%	72	79	+ 9.7%
Pending Sales	9	7	- 22.2%	45	52	+ 15.6%
Closed Sales	4	8	+ 100.0%	38	48	+ 26.3%
Days on Market Until Sale	67	34	- 49.3%	32	37	+ 15.6%
Median Sales Price*	\$780,000	\$622,500	- 20.2%	\$700,000	\$640,000	- 8.6%
Average Sales Price*	\$714,250	\$633,750	- 11.3%	\$819,090	\$787,831	- 3.8%
Percent of List Price Received*	100.2%	97.5%	- 2.7%	101.9%	101.2%	- 0.7%
Inventory of Homes for Sale	16	25	+ 56.3%	—	—	—
Months Supply of Inventory	3.1	4.5	+ 45.2%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	1	2	+ 100.0%	14	5	- 64.3%
Pending Sales	1	2	+ 100.0%	12	5	- 58.3%
Closed Sales	1	0	- 100.0%	11	4	- 63.6%
Days on Market Until Sale	0	—	—	11	44	+ 300.0%
Median Sales Price*	\$550,000	—	—	\$549,000	\$619,950	+ 12.9%
Average Sales Price*	\$550,000	—	—	\$462,808	\$597,475	+ 29.1%
Percent of List Price Received*	100.0%	—	—	101.8%	100.2%	- 1.6%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.0	0.9	- 10.0%	—	—	—

* 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.

