

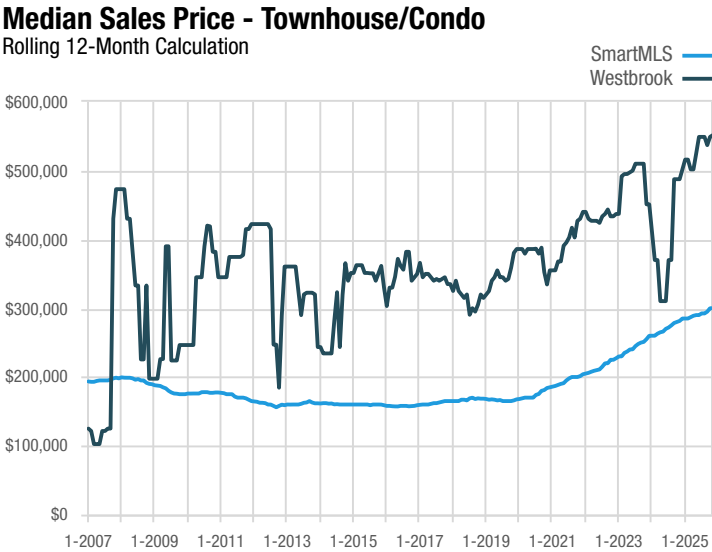
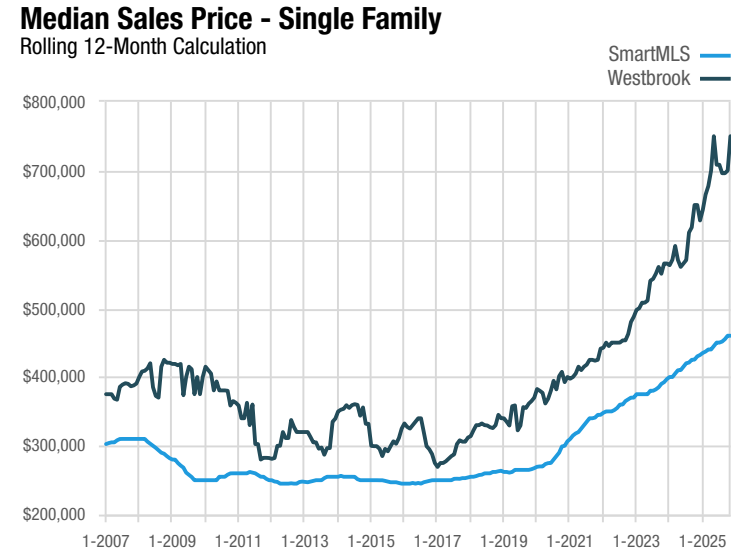
Westbrook

Middlesex County

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	6	4	- 33.3%	80	81	+ 1.3%
Pending Sales	7	6	- 14.3%	63	57	- 9.5%
Closed Sales	6	9	+ 50.0%	58	57	- 1.7%
Days on Market Until Sale	69	66	- 4.3%	40	37	- 7.5%
Median Sales Price*	\$617,450	\$900,000	+ 45.8%	\$650,000	\$761,000	+ 17.1%
Average Sales Price*	\$621,650	\$996,556	+ 60.3%	\$733,714	\$944,498	+ 28.7%
Percent of List Price Received*	96.9%	98.0%	+ 1.1%	98.5%	101.1%	+ 2.6%
Inventory of Homes for Sale	11	11	0.0%	—	—	—
Months Supply of Inventory	2.0	2.1	+ 5.0%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	2	—	9	15	+ 66.7%
Pending Sales	1	1	0.0%	10	14	+ 40.0%
Closed Sales	1	0	- 100.0%	9	13	+ 44.4%
Days on Market Until Sale	14	—	—	15	10	- 33.3%
Median Sales Price*	\$360,000	—	—	\$487,500	\$549,000	+ 12.6%
Average Sales Price*	\$360,000	—	—	\$458,056	\$449,761	- 1.8%
Percent of List Price Received*	96.0%	—	—	100.5%	101.5%	+ 1.0%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.6	—	—	—	—

* 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.



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.