

## Westbrook

Middlesex County

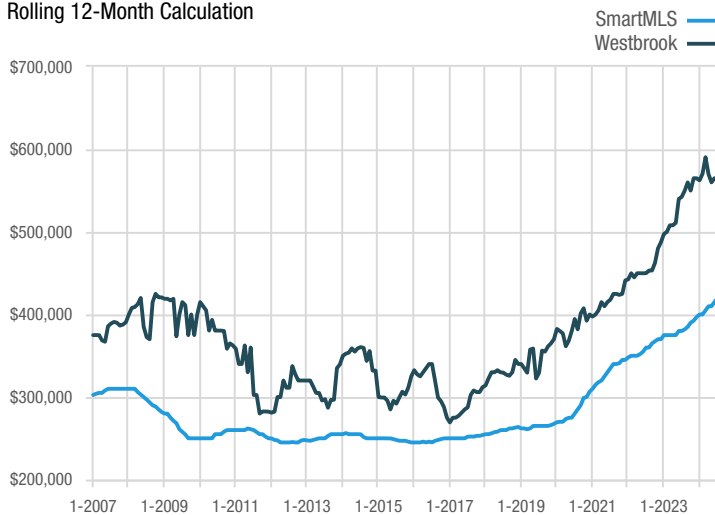
Single Family	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	8	6	- 25.0%	54	53	- 1.9%
Pending Sales	4	3	- 25.0%	41	39	- 4.9%
Closed Sales	6	4	- 33.3%	40	35	- 12.5%
Days on Market Until Sale	46	20	- 56.5%	29	28	- 3.4%
Median Sales Price*	\$675,000	<b>\$892,000</b>	+ 32.1%	\$593,750	<b>\$605,000</b>	+ 1.9%
Average Sales Price*	\$782,000	<b>\$1,422,250</b>	+ 81.9%	\$660,478	<b>\$691,632</b>	+ 4.7%
Percent of List Price Received*	97.6%	<b>98.5%</b>	+ 0.9%	101.2%	<b>97.1%</b>	- 4.1%
Inventory of Homes for Sale	15	20	+ 33.3%	—	—	—
Months Supply of Inventory	2.3	3.8	+ 65.2%	—	—	—

Townhouse/Condo	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	1	0	- 100.0%	5	4	- 20.0%
Pending Sales	0	1	—	3	5	+ 66.7%
Closed Sales	0	1	—	3	5	+ 66.7%
Days on Market Until Sale	—	2	—	16	9	- 43.8%
Median Sales Price*	—	<b>\$525,000</b>	—	\$510,000	<b>\$487,500</b>	- 4.4%
Average Sales Price*	—	<b>\$525,000</b>	—	\$503,667	<b>\$415,700</b>	- 17.5%
Percent of List Price Received*	—	<b>109.5%</b>	—	104.8%	<b>102.2%</b>	- 2.5%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

\* 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.

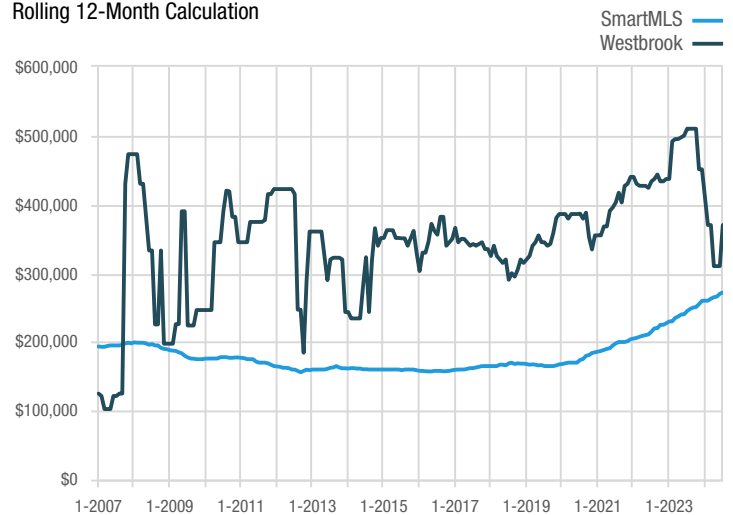
### Median Sales Price - Single Family

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.