

Westbrook

Middlesex County

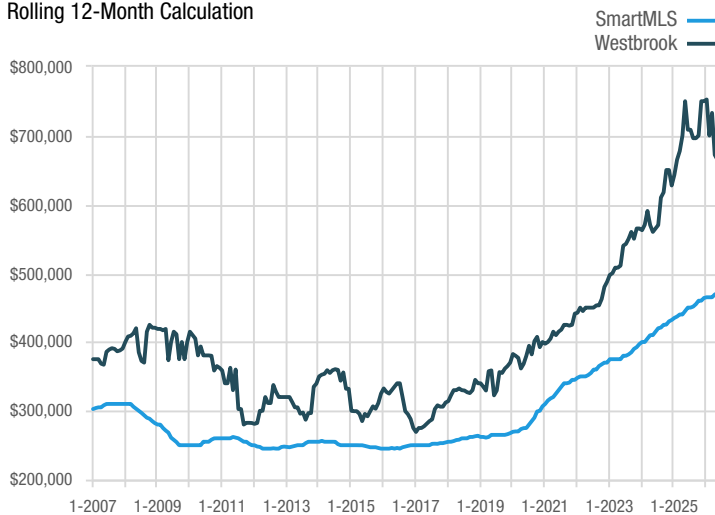
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	11	9	- 18.2%	37	33	- 10.8%
Pending Sales	0	7	—	13	23	+ 76.9%
Closed Sales	4	3	- 25.0%	14	18	+ 28.6%
Days on Market Until Sale	6	87	+ 1,350.0%	18	61	+ 238.9%
Median Sales Price*	\$1,370,000	\$950,000	- 30.7%	\$755,500	\$521,250	- 31.0%
Average Sales Price*	\$1,381,250	\$1,089,667	- 21.1%	\$894,601	\$797,689	- 10.8%
Percent of List Price Received*	102.0%	94.8%	- 7.1%	103.1%	98.6%	- 4.4%
Inventory of Homes for Sale	28	18	- 35.7%	—	—	—
Months Supply of Inventory	6.2	3.1	- 50.0%	—	—	—

Townhouse/Condo	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	1	1	0.0%	8	2	- 75.0%
Pending Sales	1	0	- 100.0%	7	1	- 85.7%
Closed Sales	2	0	- 100.0%	6	2	- 66.7%
Days on Market Until Sale	6	—	—	13	53	+ 307.7%
Median Sales Price*	\$574,500	—	—	\$371,444	\$565,000	+ 52.1%
Average Sales Price*	\$574,500	—	—	\$373,481	\$565,000	+ 51.3%
Percent of List Price Received*	101.8%	—	—	102.4%	101.1%	- 1.3%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.5	1.6	+ 220.0%	—	—	—

* 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.

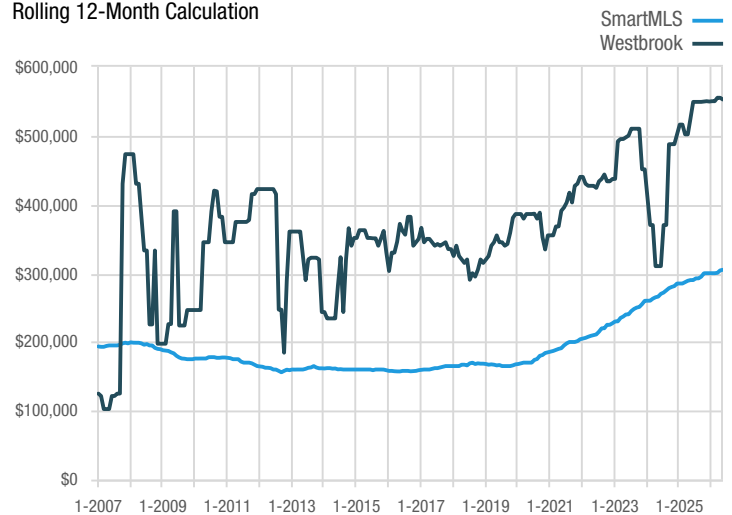
Median Sales Price - Single Family

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.