

Westbrook

Middlesex County

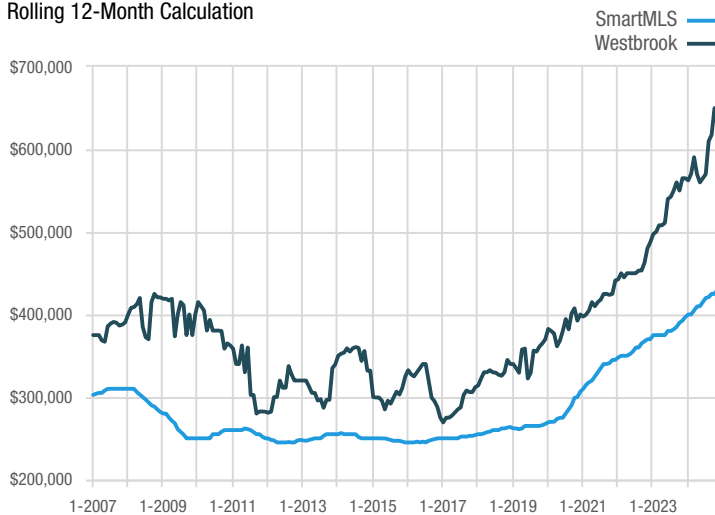
Single Family	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	4	6	+ 50.0%	88	80	- 9.1%
Pending Sales	8	7	- 12.5%	63	63	0.0%
Closed Sales	8	6	- 25.0%	63	58	- 7.9%
Days on Market Until Sale	32	69	+ 115.6%	27	40	+ 48.1%
Median Sales Price*	\$635,000	\$617,450	- 2.8%	\$565,000	\$650,000	+ 15.0%
Average Sales Price*	\$663,625	\$621,650	- 6.3%	\$658,783	\$733,714	+ 11.4%
Percent of List Price Received*	98.8%	96.9%	- 1.9%	100.9%	98.5%	- 2.4%
Inventory of Homes for Sale	17	10	- 41.2%	—	—	—
Months Supply of Inventory	2.6	1.8	- 30.8%	—	—	—

Townhouse/Condo	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	1	0	- 100.0%	6	9	+ 50.0%
Pending Sales	1	1	0.0%	5	10	+ 100.0%
Closed Sales	1	1	0.0%	5	9	+ 80.0%
Days on Market Until Sale	114	14	- 87.7%	42	15	- 64.3%
Median Sales Price*	\$110,000	\$360,000	+ 227.3%	\$451,000	\$487,500	+ 8.1%
Average Sales Price*	\$110,000	\$360,000	+ 227.3%	\$374,304	\$458,056	+ 22.4%
Percent of List Price Received*	84.7%	96.0%	+ 13.3%	99.8%	100.5%	+ 0.7%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

* 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.

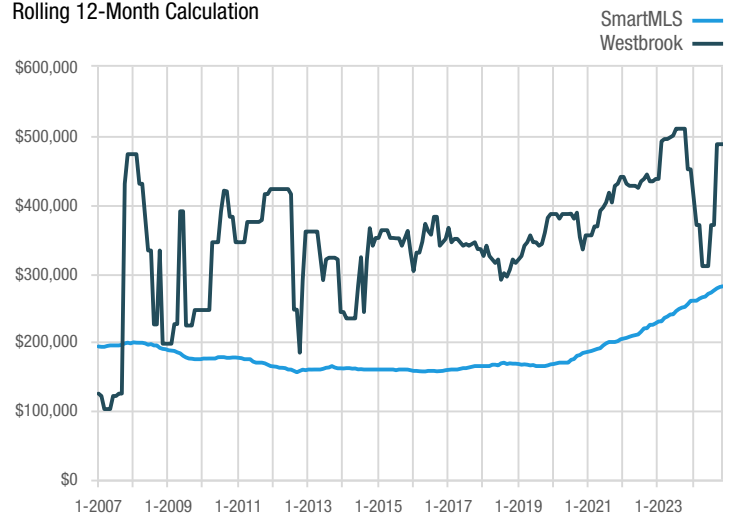
Median Sales Price - Single Family

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.