

## Westbrook

Middlesex County

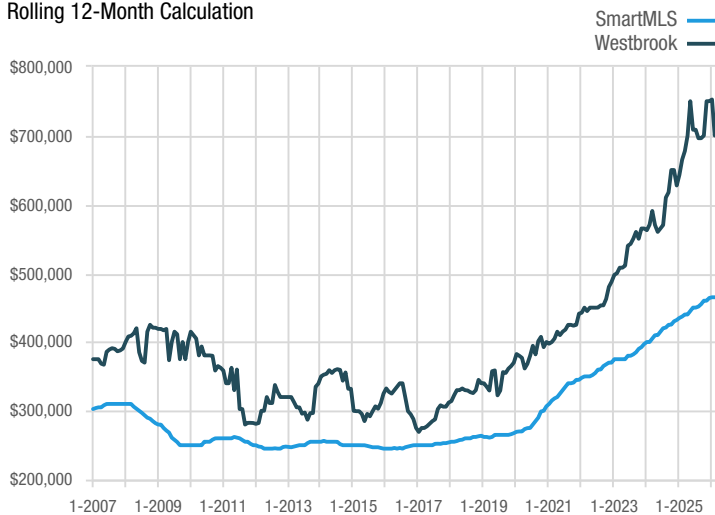
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	13	<b>3</b>	- 76.9%	20	<b>13</b>	- 35.0%
Pending Sales	2	<b>5</b>	+ 150.0%	5	<b>13</b>	+ 160.0%
Closed Sales	3	<b>5</b>	+ 66.7%	7	<b>11</b>	+ 57.1%
Days on Market Until Sale	48	<b>55</b>	+ 14.6%	32	<b>66</b>	+ 106.3%
Median Sales Price*	\$692,350	<b>\$426,000</b>	- 38.5%	\$692,350	<b>\$500,000</b>	- 27.8%
Average Sales Price*	\$672,450	<b>\$645,180</b>	- 4.1%	\$666,407	<b>\$826,764</b>	+ 24.1%
Percent of List Price Received*	102.3%	<b>102.1%</b>	- 0.2%	101.9%	<b>100.0%</b>	- 1.9%
Inventory of Homes for Sale	23	<b>9</b>	- 60.9%	—	—	—
Months Supply of Inventory	5.1	<b>1.5</b>	- 70.6%	—	—	—

Townhouse/Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	2	<b>0</b>	- 100.0%	5	<b>0</b>	- 100.0%
Pending Sales	3	<b>1</b>	- 66.7%	3	<b>1</b>	- 66.7%
Closed Sales	3	<b>0</b>	- 100.0%	3	<b>1</b>	- 66.7%
Days on Market Until Sale	19	—	—	19	<b>3</b>	- 84.2%
Median Sales Price*	\$193,888	—	—	\$193,888	<b>\$620,000</b>	+ 219.8%
Average Sales Price*	\$308,963	—	—	\$308,963	<b>\$620,000</b>	+ 100.7%
Percent of List Price Received*	102.6%	—	—	102.6%	<b>105.1%</b>	+ 2.4%
Inventory of Homes for Sale	2	<b>0</b>	- 100.0%	—	—	—
Months Supply of Inventory	1.1	—	—	—	—	—

\* 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.

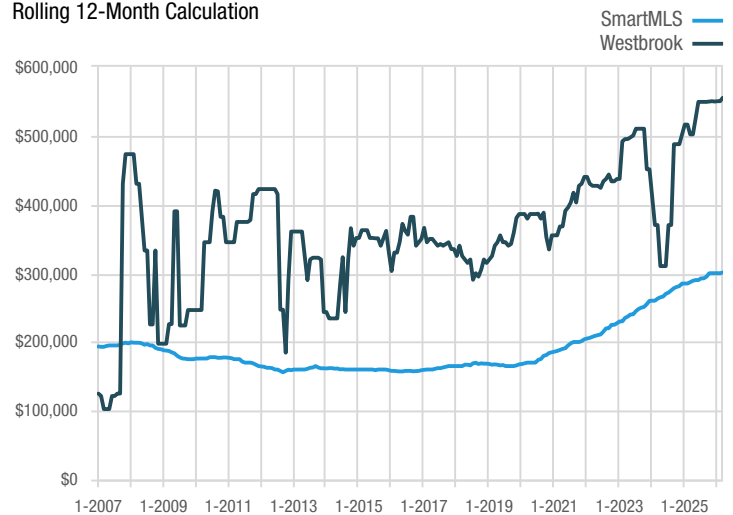
### Median Sales Price - Single Family

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.