

Westbrook

Middlesex County

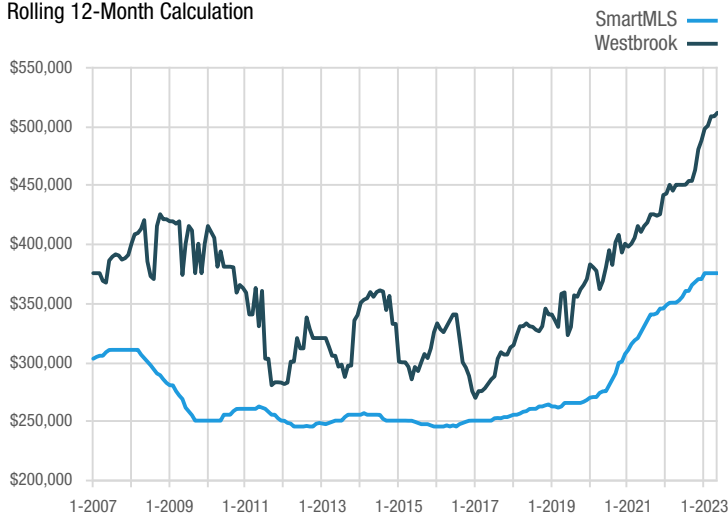
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	7	11	+ 57.1%	72	66	- 8.3%
Pending Sales	7	5	- 28.6%	45	46	+ 2.2%
Closed Sales	13	5	- 61.5%	45	45	0.0%
Days on Market Until Sale	22	5	- 77.3%	25	25	0.0%
Median Sales Price*	\$540,000	\$560,000	+ 3.7%	\$495,000	\$576,000	+ 16.4%
Average Sales Price*	\$550,808	\$581,500	+ 5.6%	\$586,011	\$651,702	+ 11.2%
Percent of List Price Received*	98.9%	102.5%	+ 3.6%	101.1%	101.3%	+ 0.2%
Inventory of Homes for Sale	22	18	- 18.2%	—	—	—
Months Supply of Inventory	3.1	2.8	- 9.7%	—	—	—

Townhouse/Condo	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	0	0	0.0%	6	5	- 16.7%
Pending Sales	1	0	- 100.0%	8	3	- 62.5%
Closed Sales	1	0	- 100.0%	8	3	- 62.5%
Days on Market Until Sale	5	—	—	30	19	- 36.7%
Median Sales Price*	\$495,000	—	—	\$433,500	\$510,000	+ 17.6%
Average Sales Price*	\$495,000	—	—	\$379,938	\$503,667	+ 32.6%
Percent of List Price Received*	98.0%	—	—	100.1%	104.8%	+ 4.7%
Inventory of Homes for Sale	0	2	—	—	—	—
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.

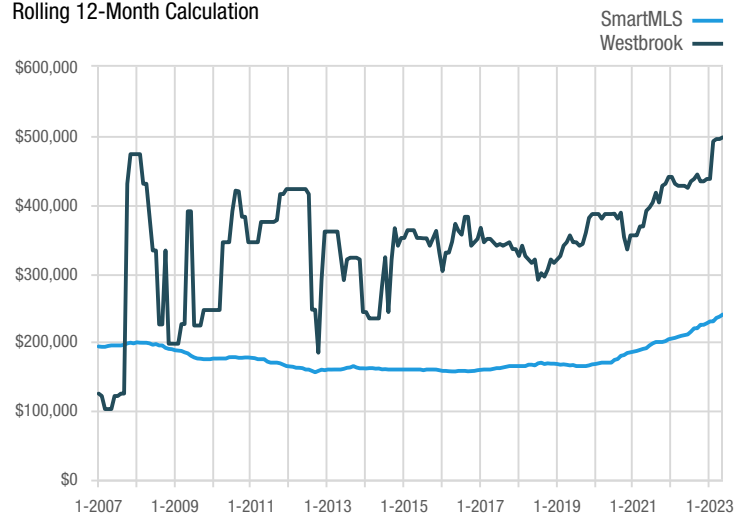
Median Sales Price - Single Family

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.