Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Westbrook

Middlesex County

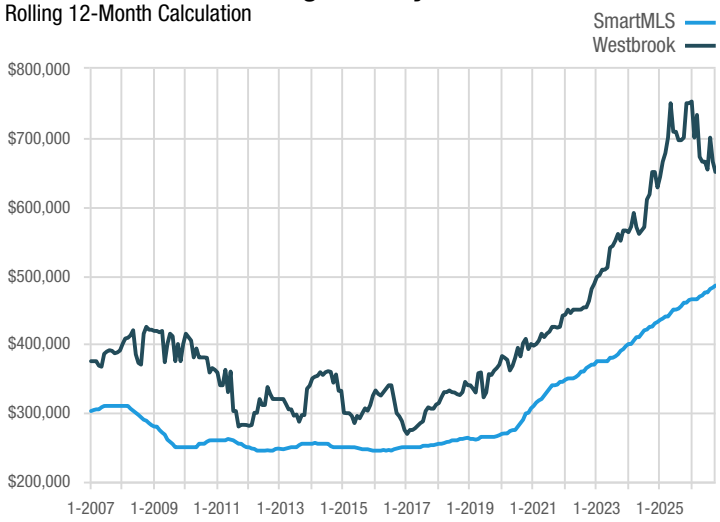
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	5	**9**	+ 80.0%	77	**88**	+ 14.3%
Pending Sales	6	**9**	+ 50.0%	51	**61**	+ 19.6%
Closed Sales	10	**10**	0.0%	48	**58**	+ 20.8%
Days on Market Until Sale	31	**46**	+ 48.4%	32	**39**	+ 21.9%
Median Sales Price*	$958,500	**$646,250**	- 32.6%	$755,500	**$646,250**	- 14.5%
Average Sales Price*	$1,374,200	**$920,350**	- 33.0%	$934,738	**$810,679**	- 13.3%
Percent of List Price Received*	100.5%	**101.1%**	+ 0.6%	101.6%	**101.2%**	- 0.4%
Inventory of Homes for Sale	14	**23**	+ 64.3%	—	**—**	—
Months Supply of Inventory	2.6	**4.0**	+ 53.8%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	0	**0**	0.0%	14	**5**	- 64.3%
Pending Sales	1	**1**	0.0%	13	**6**	- 53.8%
Closed Sales	3	**1**	- 66.7%	14	**5**	- 64.3%
Days on Market Until Sale	3	**5**	+ 66.7%	9	**36**	+ 300.0%
Median Sales Price*	$555,000	**$557,000**	+ 0.4%	$549,500	**$619,900**	+ 12.8%
Average Sales Price*	$435,333	**$557,000**	+ 27.9%	$456,921	**$589,380**	+ 29.0%
Percent of List Price Received*	99.9%	**101.3%**	+ 1.4%	101.4%	**100.4%**	- 1.0%
Inventory of Homes for Sale	1	**0**	- 100.0%	—	**—**	—
Months Supply of Inventory	0.6	**—**	—	—	**—**	—

* 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.

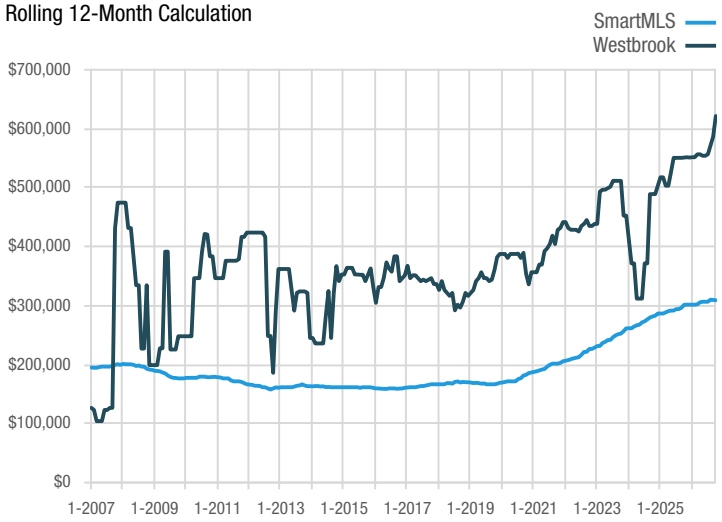
Median Sales Price - Single Family

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.

Current as of November 8, 2026. All data from SmartMLS. Report © 2026 ShowingTime Plus, LLC.