

## Westbrook

Middlesex County

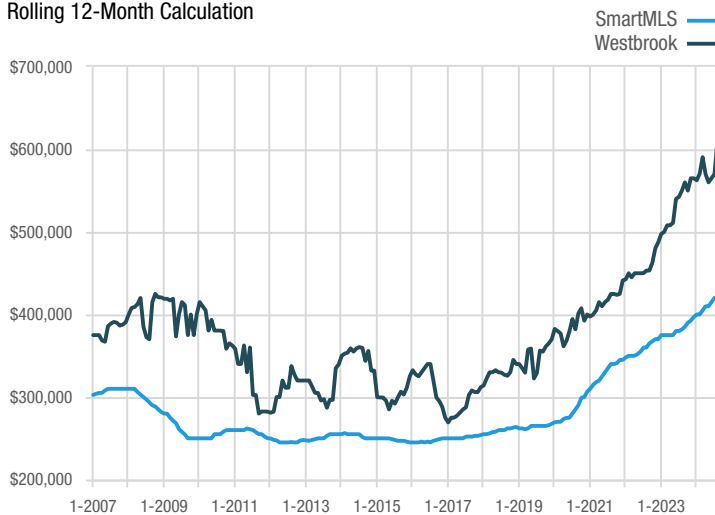
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	11	10	- 9.1%	65	63	- 3.1%
Pending Sales	5	11	+ 120.0%	46	50	+ 8.7%
Closed Sales	5	8	+ 60.0%	45	44	- 2.2%
Days on Market Until Sale	8	85	+ 962.5%	27	39	+ 44.4%
Median Sales Price*	\$560,000	<b>\$668,500</b>	+ 19.4%	\$576,000	<b>\$617,500</b>	+ 7.2%
Average Sales Price*	\$581,500	<b>\$830,553</b>	+ 42.8%	\$651,702	<b>\$724,581</b>	+ 11.2%
Percent of List Price Received*	102.5%	<b>101.5%</b>	- 1.0%	101.3%	<b>97.8%</b>	- 3.5%
Inventory of Homes for Sale	18	14	- 22.2%	—	—	—
Months Supply of Inventory	2.8	2.4	- 14.3%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	0	1	—	5	5	0.0%
Pending Sales	0	0	0.0%	3	5	+ 66.7%
Closed Sales	0	0	0.0%	3	5	+ 66.7%
Days on Market Until Sale	—	—	—	16	9	- 43.8%
Median Sales Price*	—	—	—	\$510,000	<b>\$487,500</b>	- 4.4%
Average Sales Price*	—	—	—	\$503,667	<b>\$415,700</b>	- 17.5%
Percent of List Price Received*	—	—	—	104.8%	<b>102.2%</b>	- 2.5%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	2.0	0.9	- 55.0%	—	—	—

\* 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.

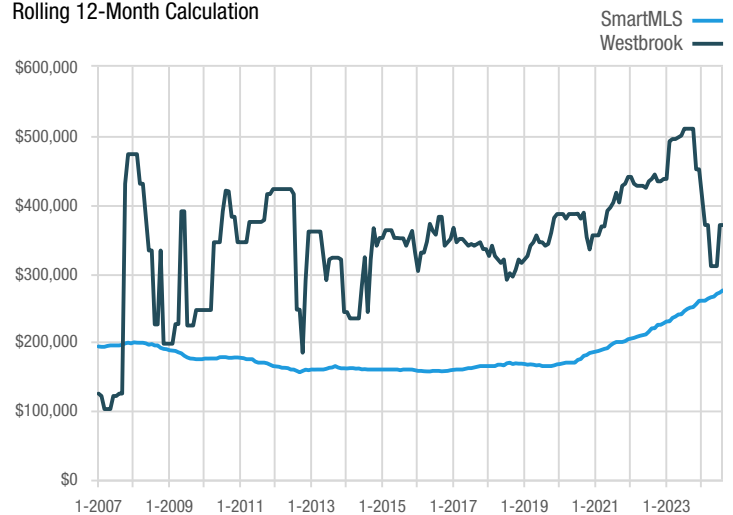
### Median Sales Price - Single Family

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.