

Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brewster

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	13	25	+ 92.3%	171	242	+ 41.5%
Closed Sales	18	21	+ 16.7%	170	221	+ 30.0%
Median Sales Price*	\$441,250	\$626,000	+ 41.9%	\$493,500	\$540,000	+ 9.4%
Inventory of Homes for Sale	83	34	- 59.0%	--	--	--
Months Supply of Inventory	5.4	1.7	- 68.5%	--	--	--
Cumulative Days on Market Until Sale	129	60	- 53.5%	109	117	+ 7.3%
Percent of Original List Price Received*	91.7%	98.0%	+ 6.9%	93.5%	96.5%	+ 3.2%
New Listings	11	26	+ 136.4%	241	245	+ 1.7%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

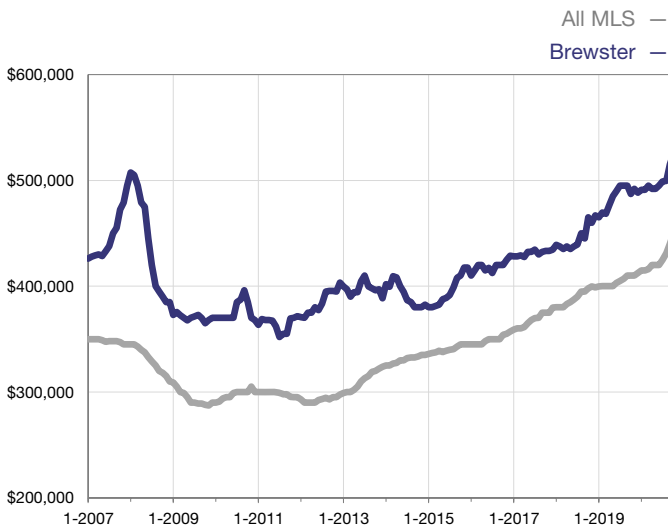
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	5	6	+ 20.0%	87	120	+ 37.9%
Closed Sales	5	18	+ 260.0%	83	115	+ 38.6%
Median Sales Price*	\$248,000	\$295,000	+ 19.0%	\$279,000	\$270,000	- 3.2%
Inventory of Homes for Sale	21	6	- 71.4%	--	--	--
Months Supply of Inventory	2.9	0.6	- 79.3%	--	--	--
Cumulative Days on Market Until Sale	58	13	- 77.6%	96	52	- 45.8%
Percent of Original List Price Received*	95.8%	99.4%	+ 3.8%	93.6%	97.8%	+ 4.5%
New Listings	8	11	+ 37.5%	92	122	+ 32.6%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

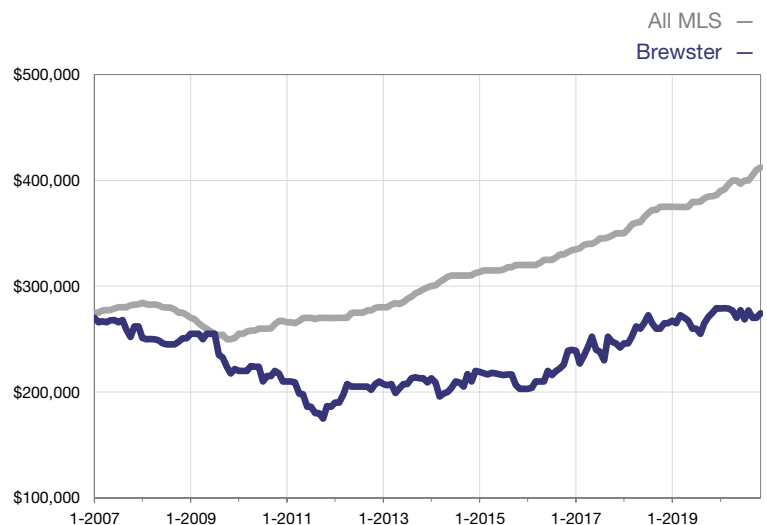
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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