

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brewster

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	8	- 11.1%	182	143	- 21.4%
Closed Sales	18	8	- 55.6%	191	145	- 24.1%
Median Sales Price*	\$750,000	\$638,750	- 14.8%	\$695,000	\$770,000	+ 10.8%
Inventory of Homes for Sale	11	18	+ 63.6%	--	--	--
Months Supply of Inventory	0.7	1.5	+ 114.3%	--	--	--
Cumulative Days on Market Until Sale	42	8	- 81.0%	36	25	- 30.6%
Percent of Original List Price Received*	101.9%	103.3%	+ 1.4%	102.8%	102.9%	+ 0.1%
New Listings	5	5	0.0%	182	176	- 3.3%

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

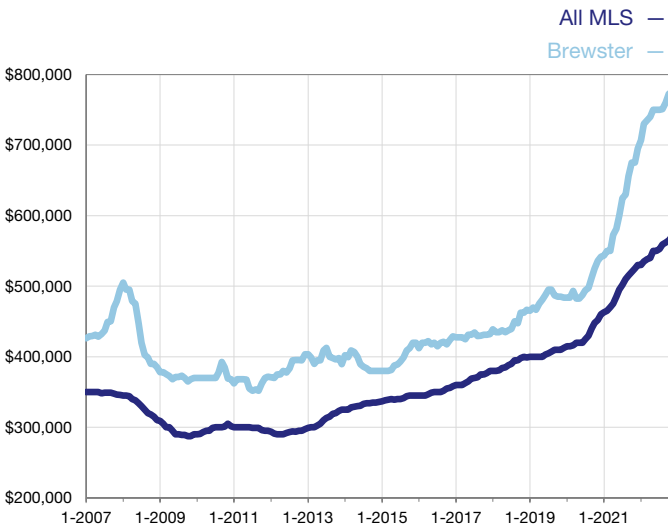
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	2	- 33.3%	86	54	- 37.2%
Closed Sales	12	3	- 75.0%	87	57	- 34.5%
Median Sales Price*	\$369,500	\$358,900	- 2.9%	\$385,000	\$375,000	- 2.6%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	21	15	- 28.6%	10	19	+ 90.0%
Percent of Original List Price Received*	98.8%	100.9%	+ 2.1%	104.8%	102.7%	- 2.0%
New Listings	5	1	- 80.0%	97	52	- 46.4%

* 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

