

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brewster

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	8	+ 14.3%	7	8	+ 14.3%
Closed Sales	9	10	+ 11.1%	9	10	+ 11.1%
Median Sales Price*	\$686,000	\$750,000	+ 9.3%	\$686,000	\$750,000	+ 9.3%
Inventory of Homes for Sale	9	12	+ 33.3%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	28	31	+ 10.7%	28	31	+ 10.7%
Percent of Original List Price Received*	99.3%	94.0%	- 5.3%	99.3%	94.0%	- 5.3%
New Listings	7	2	- 71.4%	7	2	- 71.4%

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

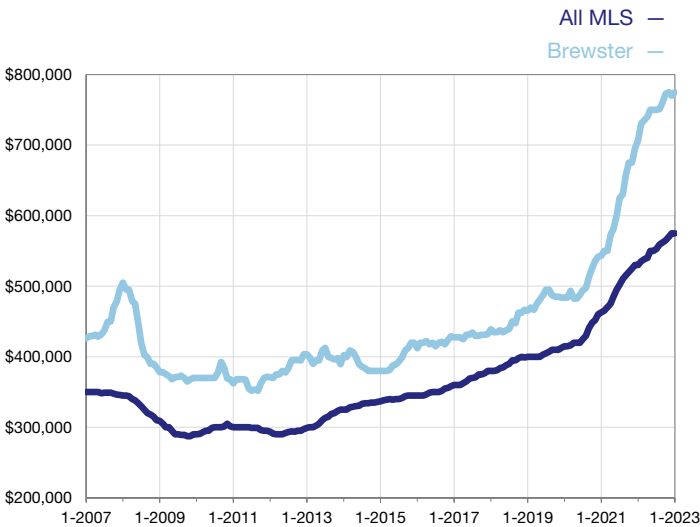
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	6	+ 50.0%	4	6	+ 50.0%
Closed Sales	4	2	- 50.0%	4	2	- 50.0%
Median Sales Price*	\$284,500	\$358,750	+ 26.1%	\$284,500	\$358,750	+ 26.1%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	34	42	+ 23.5%	34	42	+ 23.5%
Percent of Original List Price Received*	99.3%	94.4%	- 4.9%	99.3%	94.4%	- 4.9%
New Listings	2	6	+ 200.0%	2	6	+ 200.0%

* 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

