

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brewster

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	16	18	+ 12.5%	120	109	- 9.2%
Closed Sales	26	17	- 34.6%	111	101	- 9.0%
Median Sales Price*	\$555,750	\$670,000	+ 20.6%	\$459,250	\$495,000	+ 7.8%
Inventory of Homes for Sale	102	91	- 10.8%	--	--	--
Months Supply of Inventory	6.3	5.5	- 12.7%	--	--	--
Cumulative Days on Market Until Sale	84	116	+ 38.1%	108	128	+ 18.5%
Percent of Original List Price Received*	94.8%	92.8%	- 2.1%	95.1%	93.8%	- 1.4%
New Listings	26	21	- 19.2%	194	158	- 18.6%

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

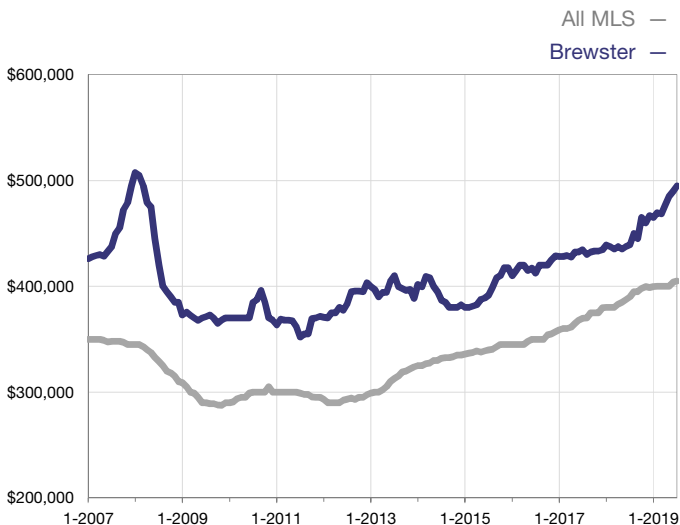
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	7	10	+ 42.9%	50	53	+ 6.0%
Closed Sales	6	8	+ 33.3%	46	46	0.0%
Median Sales Price*	\$267,450	\$260,250	- 2.7%	\$269,000	\$265,000	- 1.5%
Inventory of Homes for Sale	12	26	+ 116.7%	--	--	--
Months Supply of Inventory	1.5	4.1	+ 173.3%	--	--	--
Cumulative Days on Market Until Sale	33	57	+ 72.7%	81	84	+ 3.7%
Percent of Original List Price Received*	99.3%	95.7%	- 3.6%	96.7%	94.7%	- 2.1%
New Listings	10	4	- 60.0%	51	59	+ 15.7%

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

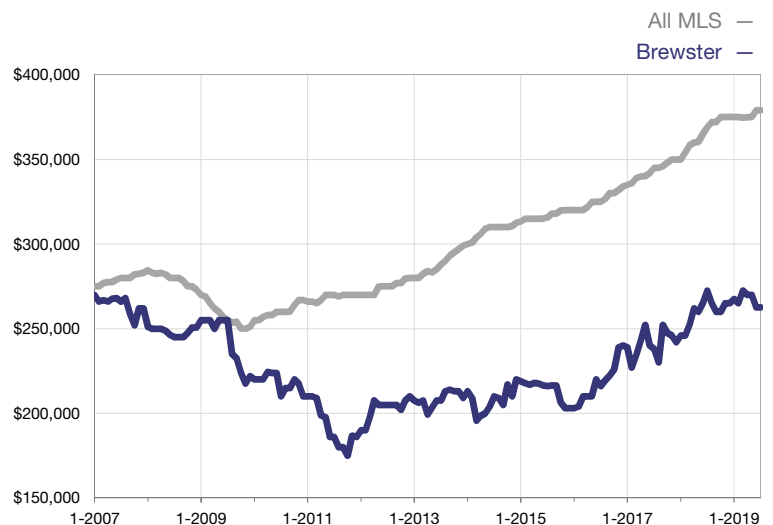
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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