

Local Market Update – November 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brewster

Single-Family Properties

Key Metrics	November			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	11	13	+ 18.2%	204	173	- 15.2%
Closed Sales	17	18	+ 5.9%	195	170	- 12.8%
Median Sales Price*	\$450,000	\$441,250	- 1.9%	\$465,000	\$493,500	+ 6.1%
Inventory of Homes for Sale	101	74	- 26.7%	--	--	--
Months Supply of Inventory	5.7	4.8	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	91	129	+ 41.8%	100	109	+ 9.0%
Percent of Original List Price Received*	95.2%	91.7%	- 3.7%	94.9%	93.5%	- 1.5%
New Listings	20	10	- 50.0%	310	238	- 23.2%

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

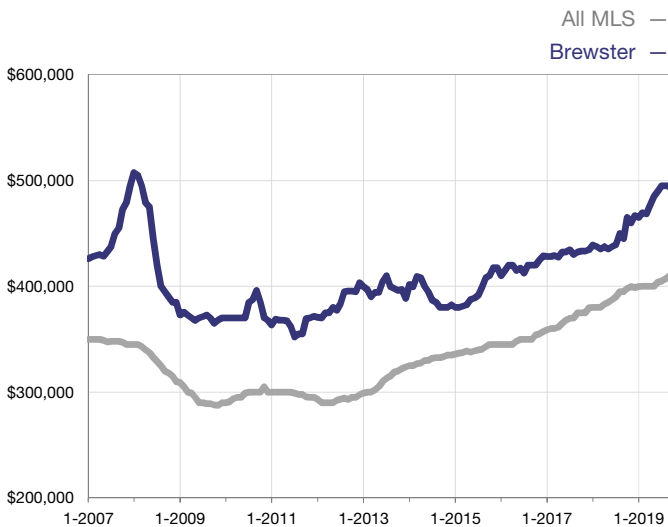
Condominium Properties

Key Metrics	November			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	7	5	- 28.6%	73	87	+ 19.2%
Closed Sales	9	5	- 44.4%	73	84	+ 15.1%
Median Sales Price*	\$255,000	\$248,000	- 2.7%	\$265,000	\$278,250	+ 5.0%
Inventory of Homes for Sale	24	22	- 8.3%	--	--	--
Months Supply of Inventory	3.6	3.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	62	58	- 6.5%	70	94	+ 34.3%
Percent of Original List Price Received*	97.3%	95.8%	- 1.5%	96.9%	93.6%	- 3.4%
New Listings	3	9	+ 200.0%	90	93	+ 3.3%

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

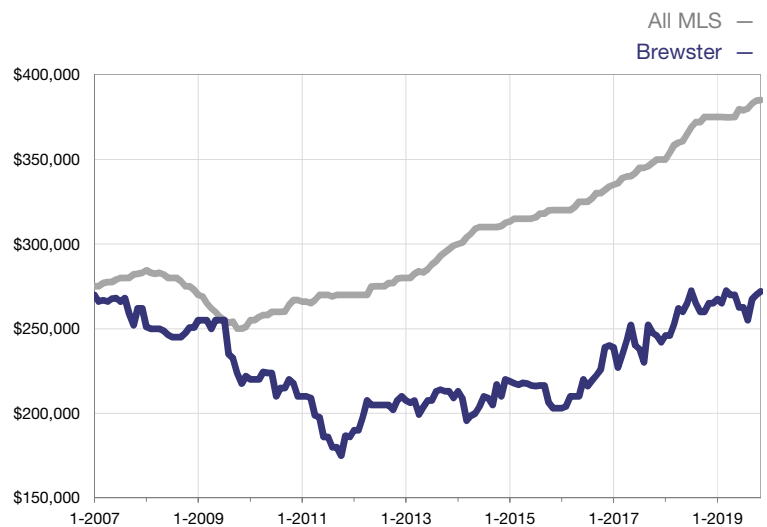
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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