

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brewster

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	14	13	- 7.1%	50	48	- 4.0%
Closed Sales	17	10	- 41.2%	45	49	+ 8.9%
Median Sales Price*	\$472,000	\$775,000	+ 64.2%	\$505,000	\$629,000	+ 24.6%
Inventory of Homes for Sale	69	13	- 81.2%	--	--	--
Months Supply of Inventory	4.5	0.6	- 86.7%	--	--	--
Cumulative Days on Market Until Sale	169	44	- 74.0%	166	53	- 68.1%
Percent of Original List Price Received*	95.1%	103.3%	+ 8.6%	92.5%	100.5%	+ 8.6%
New Listings	11	17	+ 54.5%	67	40	- 40.3%

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

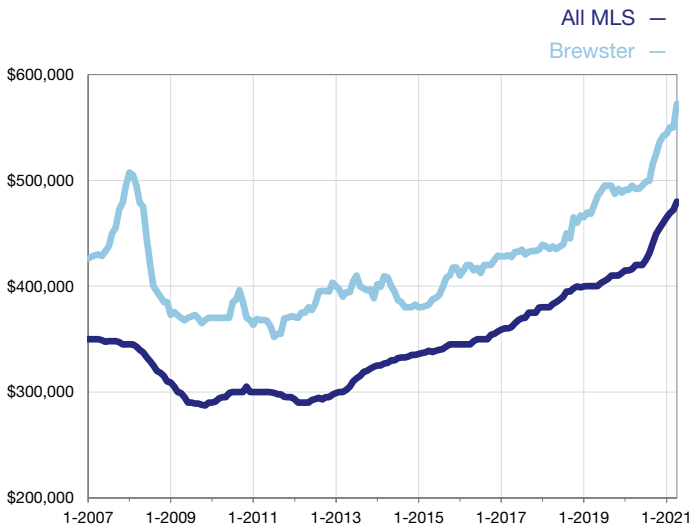
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	10	+ 150.0%	23	21	- 8.7%
Closed Sales	7	7	0.0%	17	20	+ 17.6%
Median Sales Price*	\$220,000	\$328,900	+ 49.5%	\$227,500	\$320,000	+ 40.7%
Inventory of Homes for Sale	29	2	- 93.1%	--	--	--
Months Supply of Inventory	4.2	0.2	- 95.2%	--	--	--
Cumulative Days on Market Until Sale	82	6	- 92.7%	80	9	- 88.8%
Percent of Original List Price Received*	96.7%	111.7%	+ 15.5%	96.2%	108.0%	+ 12.3%
New Listings	10	7	- 30.0%	37	23	- 37.8%

* 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

