

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brewster

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	18	20	+ 11.1%	69	69	0.0%
Closed Sales	16	10	- 37.5%	61	59	- 3.3%
Median Sales Price*	\$483,750	\$604,850	+ 25.0%	\$487,500	\$629,000	+ 29.0%
Inventory of Homes for Sale	69	16	- 76.8%	--	--	--
Months Supply of Inventory	4.6	0.8	- 82.6%	--	--	--
Cumulative Days on Market Until Sale	115	31	- 73.0%	152	50	- 67.1%
Percent of Original List Price Received*	94.5%	107.5%	+ 13.8%	93.0%	101.6%	+ 9.2%
New Listings	18	25	+ 38.9%	85	65	- 23.5%

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

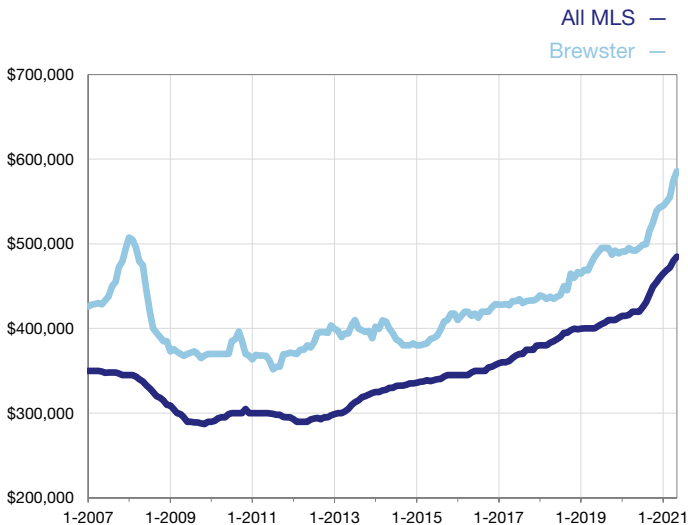
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	14	4	- 71.4%	37	25	- 32.4%
Closed Sales	8	5	- 37.5%	25	25	0.0%
Median Sales Price*	\$243,000	\$440,000	+ 81.1%	\$240,000	\$328,900	+ 37.0%
Inventory of Homes for Sale	22	2	- 90.9%	--	--	--
Months Supply of Inventory	3.1	0.2	- 93.5%	--	--	--
Cumulative Days on Market Until Sale	77	7	- 90.9%	79	7	- 91.1%
Percent of Original List Price Received*	94.4%	109.0%	+ 15.5%	95.6%	108.2%	+ 13.2%
New Listings	7	4	- 42.9%	44	27	- 38.6%

* 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

