

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brewster

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	8	- 38.5%	173	134	- 22.5%
Closed Sales	19	14	- 26.3%	173	137	- 20.8%
Median Sales Price*	\$780,000	\$832,500	+ 6.7%	\$675,000	\$780,000	+ 15.6%
Inventory of Homes for Sale	15	29	+ 93.3%	--	--	--
Months Supply of Inventory	1.0	2.4	+ 140.0%	--	--	--
Cumulative Days on Market Until Sale	35	36	+ 2.9%	35	26	- 25.7%
Percent of Original List Price Received*	97.7%	96.2%	- 1.5%	102.9%	102.8%	- 0.1%
New Listings	11	12	+ 9.1%	177	171	- 3.4%

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

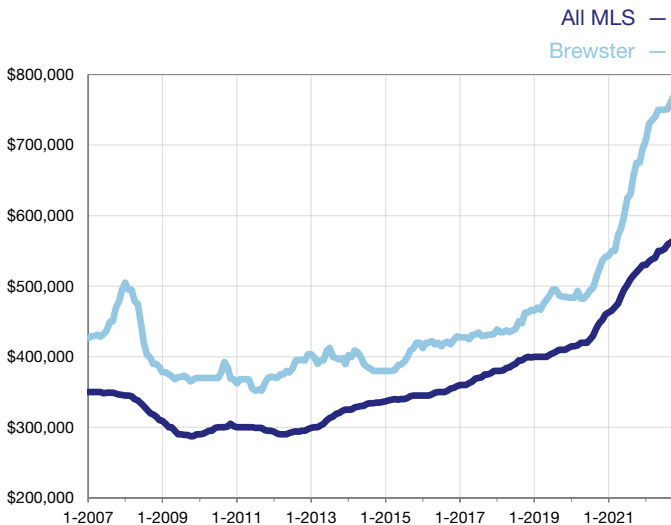
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	1	- 92.3%	83	52	- 37.3%
Closed Sales	3	5	+ 66.7%	75	54	- 28.0%
Median Sales Price*	\$370,000	\$587,000	+ 58.6%	\$390,000	\$376,500	- 3.5%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	5	9	+ 80.0%	8	20	+ 150.0%
Percent of Original List Price Received*	100.5%	106.0%	+ 5.5%	105.7%	102.8%	- 2.7%
New Listings	7	1	- 85.7%	92	51	- 44.6%

* 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

