

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Brewster

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	13	+ 333.3%	10	20	+ 100.0%
Closed Sales	6	5	- 16.7%	15	15	0.0%
Median Sales Price*	\$1,000,000	<b>\$710,000</b>	- 29.0%	\$756,000	<b>\$742,900</b>	- 1.7%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	0.5	<b>0.9</b>	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	50	<b>33</b>	- 34.0%	37	<b>32</b>	- 13.5%
Percent of Original List Price Received*	97.3%	<b>90.2%</b>	- 7.3%	98.5%	<b>92.7%</b>	- 5.9%
New Listings	2	12	+ 500.0%	9	14	+ 55.6%

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

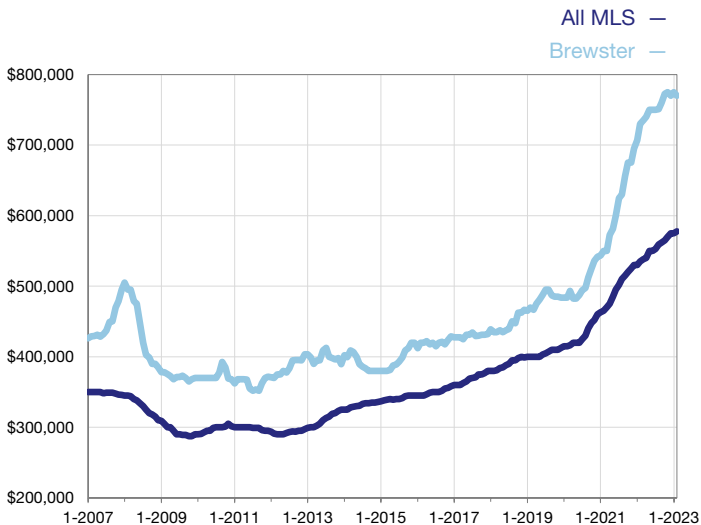
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	5	- 16.7%	10	10	0.0%
Closed Sales	3	4	+ 33.3%	7	6	- 14.3%
Median Sales Price*	\$378,000	<b>\$490,000</b>	+ 29.6%	\$344,000	<b>\$405,000</b>	+ 17.7%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.4	<b>0.7</b>	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	17	<b>80</b>	+ 370.6%	26	<b>67</b>	+ 157.7%
Percent of Original List Price Received*	105.7%	<b>92.1%</b>	- 12.9%	102.1%	<b>92.9%</b>	- 9.0%
New Listings	2	3	+ 50.0%	4	9	+ 125.0%

\* 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

