

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brewster

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	18	+ 80.0%	20	37	+ 85.0%
Closed Sales	6	7	+ 16.7%	21	22	+ 4.8%
Median Sales Price*	\$775,000	\$653,000	- 15.7%	\$770,000	\$692,500	- 10.1%
Inventory of Homes for Sale	5	13	+ 160.0%	--	--	--
Months Supply of Inventory	0.4	1.0	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	91	67	- 26.4%	52	43	- 17.3%
Percent of Original List Price Received*	102.7%	97.6%	- 5.0%	99.7%	94.3%	- 5.4%
New Listings	8	21	+ 162.5%	17	35	+ 105.9%

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

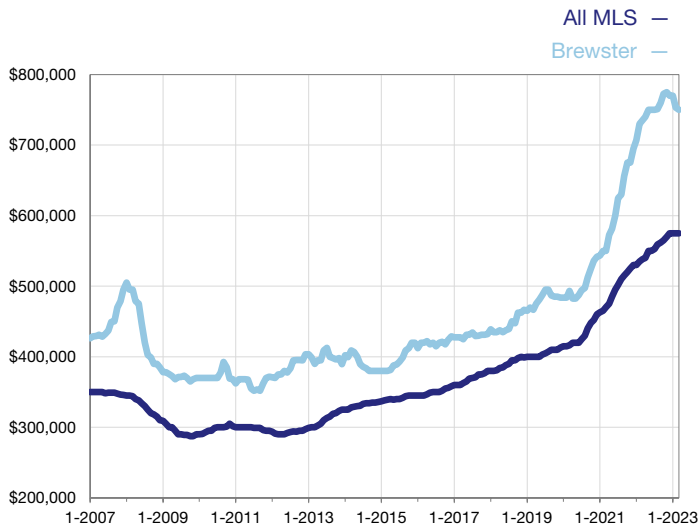
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	6	- 14.3%	17	17	0.0%
Closed Sales	5	4	- 20.0%	12	10	- 16.7%
Median Sales Price*	\$340,000	\$722,500	+ 112.5%	\$342,000	\$405,000	+ 18.4%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	48	35	- 27.1%	36	54	+ 50.0%
Percent of Original List Price Received*	93.5%	96.6%	+ 3.3%	98.5%	94.4%	- 4.2%
New Listings	8	6	- 25.0%	12	15	+ 25.0%

* 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

