

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brewster

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	16	+ 77.8%	29	53	+ 82.8%
Closed Sales	7	19	+ 171.4%	28	41	+ 46.4%
Median Sales Price*	\$775,000	\$789,000	+ 1.8%	\$772,500	\$750,000	- 2.9%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	4	57	+ 1,325.0%	40	49	+ 22.5%
Percent of Original List Price Received*	115.4%	102.9%	- 10.8%	103.6%	98.3%	- 5.1%
New Listings	12	16	+ 33.3%	29	52	+ 79.3%

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

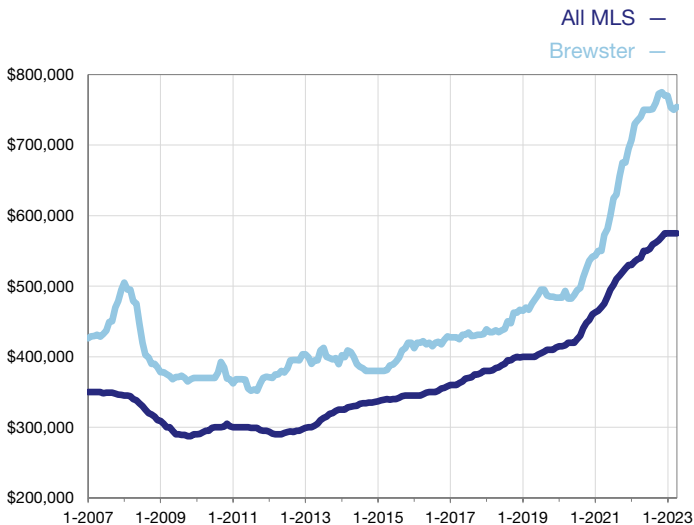
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	6	+ 500.0%	18	23	+ 27.8%
Closed Sales	9	2	- 77.8%	21	13	- 38.1%
Median Sales Price*	\$342,700	\$360,750	+ 5.3%	\$342,700	\$410,000	+ 19.6%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	0.9	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	36	9	- 75.0%	36	49	+ 36.1%
Percent of Original List Price Received*	107.7%	102.1%	- 5.2%	102.4%	95.5%	- 6.7%
New Listings	3	4	+ 33.3%	15	18	+ 20.0%

* 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

