

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brewster

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	10	- 37.5%	44	54	+ 22.7%
Closed Sales	11	12	+ 9.1%	36	46	+ 27.8%
Median Sales Price*	\$780,000	\$673,475	- 13.7%	\$772,500	\$704,500	- 8.8%
Inventory of Homes for Sale	16	20	+ 25.0%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	23	21	- 8.7%	36	46	+ 27.8%
Percent of Original List Price Received*	102.9%	104.7%	+ 1.7%	103.5%	99.6%	- 3.8%
New Listings	26	16	- 38.5%	54	61	+ 13.0%

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

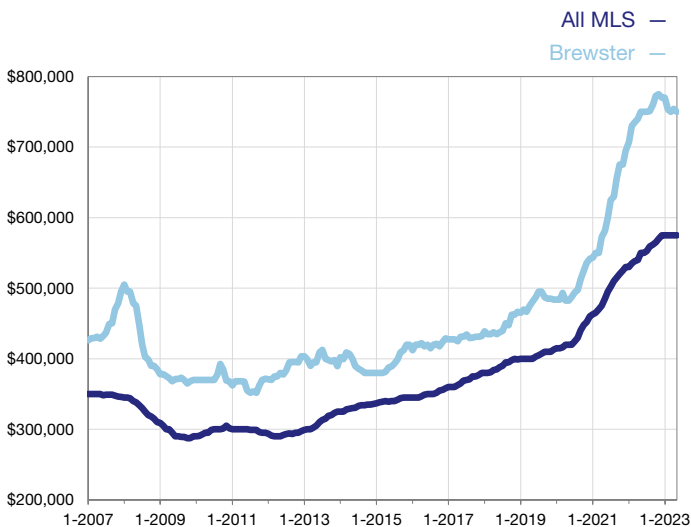
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	4	- 60.0%	28	26	- 7.1%
Closed Sales	4	6	+ 50.0%	23	18	- 21.7%
Median Sales Price*	\$328,500	\$492,000	+ 49.8%	\$344,000	\$426,250	+ 23.9%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	0.6	0.2	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	12	12	0.0%	36	35	- 2.8%
Percent of Original List Price Received*	104.4%	101.3%	- 3.0%	102.4%	97.5%	- 4.8%
New Listings	9	5	- 44.4%	24	23	- 4.2%

* 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

