

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brewster

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	17	- 10.5%	63	72	+ 14.3%
Closed Sales	16	13	- 18.8%	52	60	+ 15.4%
Median Sales Price*	\$815,000	\$800,000	- 1.8%	\$780,000	\$736,500	- 5.6%
Inventory of Homes for Sale	21	14	- 33.3%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	27	16	- 40.7%	33	39	+ 18.2%
Percent of Original List Price Received*	106.0%	101.8%	- 4.0%	104.3%	100.1%	- 4.0%
New Listings	25	13	- 48.0%	79	75	- 5.1%

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

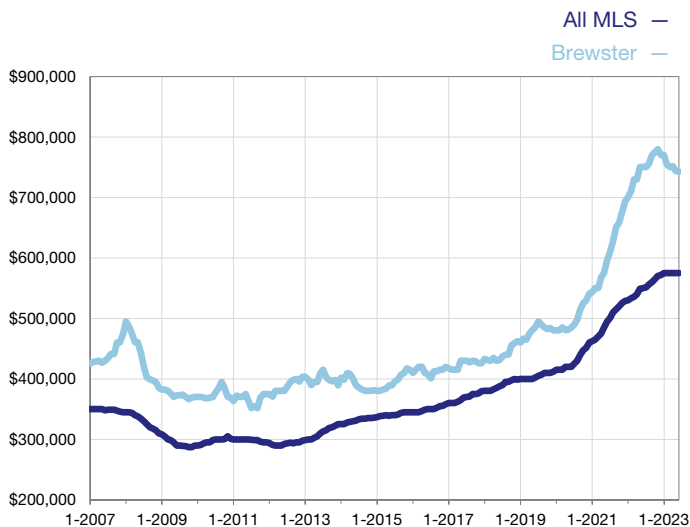
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	5	- 28.6%	35	29	- 17.1%
Closed Sales	10	8	- 20.0%	33	25	- 24.2%
Median Sales Price*	\$384,500	\$435,000	+ 13.1%	\$353,000	\$429,000	+ 21.5%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.3	0.8	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	8	11	+ 37.5%	28	28	0.0%
Percent of Original List Price Received*	103.7%	102.2%	- 1.4%	102.8%	98.9%	- 3.8%
New Listings	5	6	+ 20.0%	29	28	- 3.4%

* 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

