

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brewster

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	8	- 57.9%	82	79	- 3.7%
Closed Sales	13	13	0.0%	65	73	+ 12.3%
Median Sales Price*	\$705,000	\$800,000	+ 13.5%	\$770,000	\$742,900	- 3.5%
Inventory of Homes for Sale	22	18	- 18.2%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	17	47	+ 176.5%	30	40	+ 33.3%
Percent of Original List Price Received*	103.9%	97.1%	- 6.5%	104.2%	99.6%	- 4.4%
New Listings	22	11	- 50.0%	101	86	- 14.9%

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

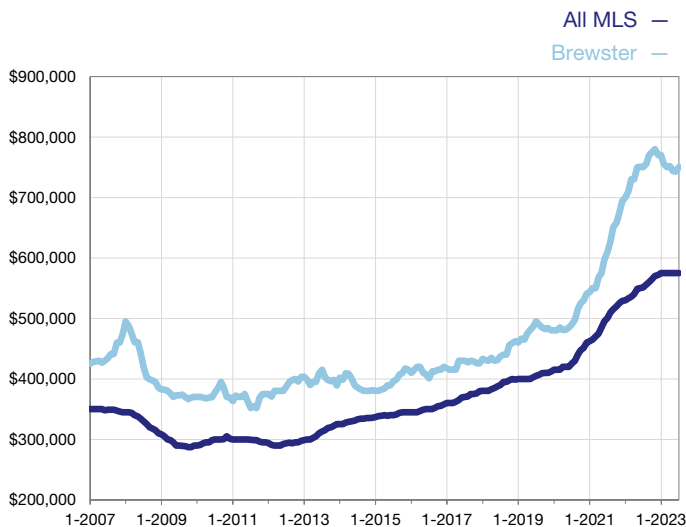
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	37	32	- 13.5%
Closed Sales	2	3	+ 50.0%	35	28	- 20.0%
Median Sales Price*	\$455,500	\$621,000	+ 36.3%	\$359,000	\$440,500	+ 22.7%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	1.0	+ 233.3%	--	--	--
Cumulative Days on Market Until Sale	5	3	- 40.0%	26	26	0.0%
Percent of Original List Price Received*	104.3%	103.3%	- 1.0%	102.9%	99.4%	- 3.4%
New Listings	3	4	+ 33.3%	32	32	0.0%

* 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

