

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Brewster

### Single-Family Properties

| Key Metrics                              | August    |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2022      | 2023             | + / -   | 2022         | 2023             | + / -   |
| Pending Sales                            | 17        | 11               | - 35.3% | 99           | 89               | - 10.1% |
| Closed Sales                             | 15        | 11               | - 26.7% | 80           | 84               | + 5.0%  |
| Median Sales Price*                      | \$915,000 | <b>\$745,000</b> | - 18.6% | \$772,500    | <b>\$743,950</b> | - 3.7%  |
| Inventory of Homes for Sale              | 20        | 19               | - 5.0%  | --           | --               | --      |
| Months Supply of Inventory               | 1.6       | 1.8              | + 12.5% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 20        | 39               | + 95.0% | 28           | 40               | + 42.9% |
| Percent of Original List Price Received* | 104.3%    | 98.6%            | - 5.5%  | 104.2%       | 99.4%            | - 4.6%  |
| New Listings                             | 16        | 14               | - 12.5% | 117          | 100              | - 14.5% |

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

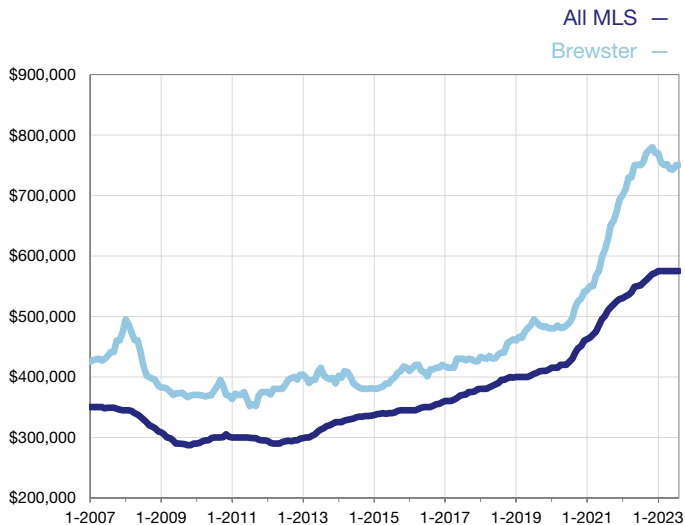
### Condominium Properties

| Key Metrics                              | August    |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2022      | 2023             | + / -    | 2022         | 2023             | + / -   |
| Pending Sales                            | 3         | 8                | + 166.7% | 40           | 39               | - 2.5%  |
| Closed Sales                             | 5         | 2                | - 60.0%  | 40           | 30               | - 25.0% |
| Median Sales Price*                      | \$485,000 | <b>\$507,500</b> | + 4.6%   | \$370,000    | <b>\$441,750</b> | + 19.4% |
| Inventory of Homes for Sale              | 2         | 4                | + 100.0% | --           | --               | --      |
| Months Supply of Inventory               | 0.3       | 0.9              | + 200.0% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 5         | 9                | + 80.0%  | 24           | 25               | + 4.2%  |
| Percent of Original List Price Received* | 102.5%    | 103.0%           | + 0.5%   | 102.8%       | 99.6%            | - 3.1%  |
| New Listings                             | 3         | 9                | + 200.0% | 35           | 41               | + 17.1% |

\* 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

