

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Brewster

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	10	- 16.7%	111	97	- 12.6%
Closed Sales	28	7	- 75.0%	108	91	- 15.7%
Median Sales Price*	\$864,000	<b>\$794,000</b>	- 8.1%	\$775,000	<b>\$750,000</b>	- 3.2%
Inventory of Homes for Sale	23	18	- 21.7%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--
Cumulative Days on Market Until Sale	20	18	- 10.0%	26	38	+ 46.2%
Percent of Original List Price Received*	104.4%	<b>100.2%</b>	- 4.0%	104.3%	<b>99.5%</b>	- 4.6%
New Listings	16	8	- 50.0%	133	107	- 19.5%

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

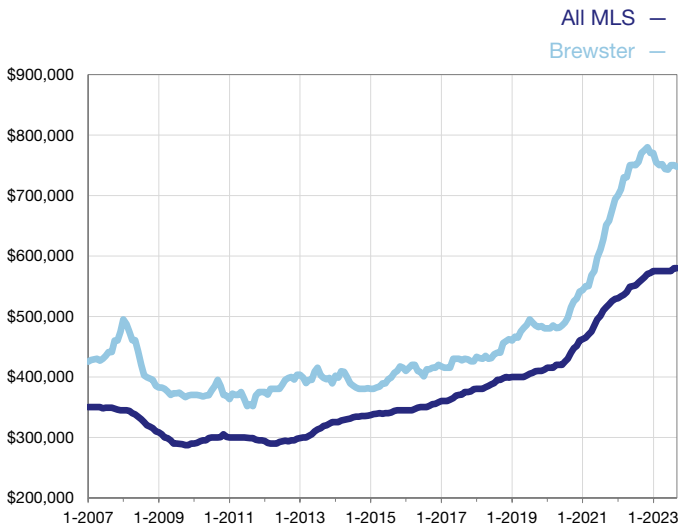
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	41	43	+ 4.9%
Closed Sales	3	7	+ 133.3%	43	37	- 14.0%
Median Sales Price*	\$588,000	<b>\$476,000</b>	- 19.0%	\$375,000	<b>\$465,000</b>	+ 24.0%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	11	15	+ 36.4%	23	23	0.0%
Percent of Original List Price Received*	101.8%	<b>105.8%</b>	+ 3.9%	102.7%	<b>100.8%</b>	- 1.9%
New Listings	6	5	- 16.7%	41	46	+ 12.2%

\* 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

