

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brewster

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	9	- 10.0%	121	106	- 12.4%
Closed Sales	9	15	+ 66.7%	117	106	- 9.4%
Median Sales Price*	\$855,000	\$1,110,000	+ 29.8%	\$775,000	\$784,539	+ 1.2%
Inventory of Homes for Sale	28	25	- 10.7%	--	--	--
Months Supply of Inventory	2.4	2.5	+ 4.2%	--	--	--
Cumulative Days on Market Until Sale	40	34	- 15.0%	27	38	+ 40.7%
Percent of Original List Price Received*	97.1%	103.2%	+ 6.3%	103.7%	100.0%	- 3.6%
New Listings	16	17	+ 6.3%	149	124	- 16.8%

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

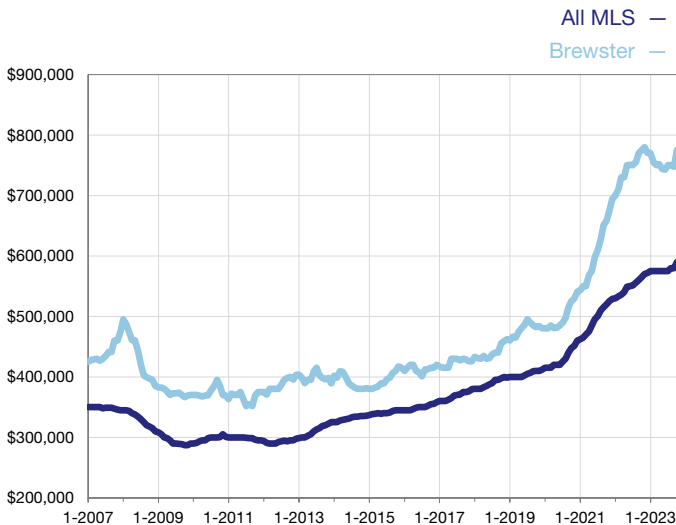
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	3	- 62.5%	49	46	- 6.1%
Closed Sales	4	6	+ 50.0%	47	43	- 8.5%
Median Sales Price*	\$452,000	\$420,000	- 7.1%	\$375,000	\$442,500	+ 18.0%
Inventory of Homes for Sale	7	17	+ 142.9%	--	--	--
Months Supply of Inventory	1.3	4.1	+ 215.4%	--	--	--
Cumulative Days on Market Until Sale	22	19	- 13.6%	23	22	- 4.3%
Percent of Original List Price Received*	97.9%	99.5%	+ 1.6%	102.3%	100.6%	- 1.7%
New Listings	8	16	+ 100.0%	49	62	+ 26.5%

* 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

