

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brewster

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	7	- 22.2%	130	113	- 13.1%
Closed Sales	14	11	- 21.4%	131	117	- 10.7%
Median Sales Price*	\$832,500	\$905,000	+ 8.7%	\$780,000	\$794,000	+ 1.8%
Inventory of Homes for Sale	28	26	- 7.1%	--	--	--
Months Supply of Inventory	2.5	2.6	+ 4.0%	--	--	--
Cumulative Days on Market Until Sale	29	26	- 10.3%	27	37	+ 37.0%
Percent of Original List Price Received*	98.2%	96.5%	- 1.7%	103.1%	99.7%	- 3.3%
New Listings	9	11	+ 22.2%	158	133	- 15.8%

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

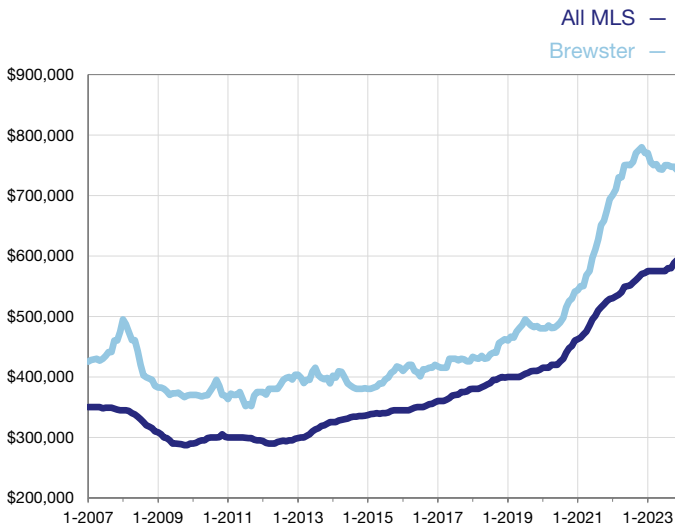
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	51	49	- 3.9%
Closed Sales	5	3	- 40.0%	52	46	- 11.5%
Median Sales Price*	\$587,000	\$540,000	- 8.0%	\$384,500	\$453,750	+ 18.0%
Inventory of Homes for Sale	5	11	+ 120.0%	--	--	--
Months Supply of Inventory	1.1	2.6	+ 136.4%	--	--	--
Cumulative Days on Market Until Sale	12	18	+ 50.0%	22	22	0.0%
Percent of Original List Price Received*	106.0%	95.8%	- 9.6%	102.7%	100.3%	- 2.3%
New Listings	1	1	0.0%	50	60	+ 20.0%

* 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

