

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brewster

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	10	+ 42.9%	137	123	- 10.2%
Closed Sales	8	5	- 37.5%	139	122	- 12.2%
Median Sales Price*	\$638,750	\$525,000	- 17.8%	\$770,000	\$789,500	+ 2.5%
Inventory of Homes for Sale	18	15	- 16.7%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	8	27	+ 237.5%	26	36	+ 38.5%
Percent of Original List Price Received*	103.3%	100.7%	- 2.5%	103.1%	99.7%	- 3.3%
New Listings	4	2	- 50.0%	162	135	- 16.7%

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

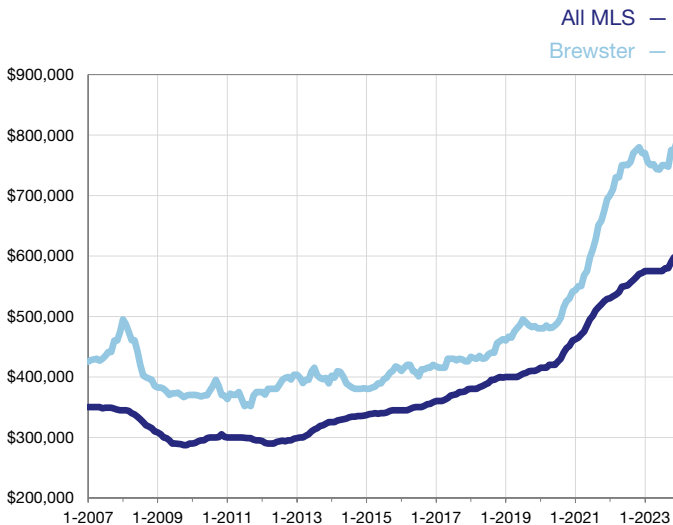
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	53	50	- 5.7%
Closed Sales	3	3	0.0%	55	49	- 10.9%
Median Sales Price*	\$358,900	\$895,000	+ 149.4%	\$379,000	\$465,000	+ 22.7%
Inventory of Homes for Sale	4	10	+ 150.0%	--	--	--
Months Supply of Inventory	0.9	2.4	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	21	27	+ 28.6%	22	22	0.0%
Percent of Original List Price Received*	101.4%	103.2%	+ 1.8%	102.6%	100.5%	- 2.0%
New Listings	1	1	0.0%	51	61	+ 19.6%

* 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

