

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brewster

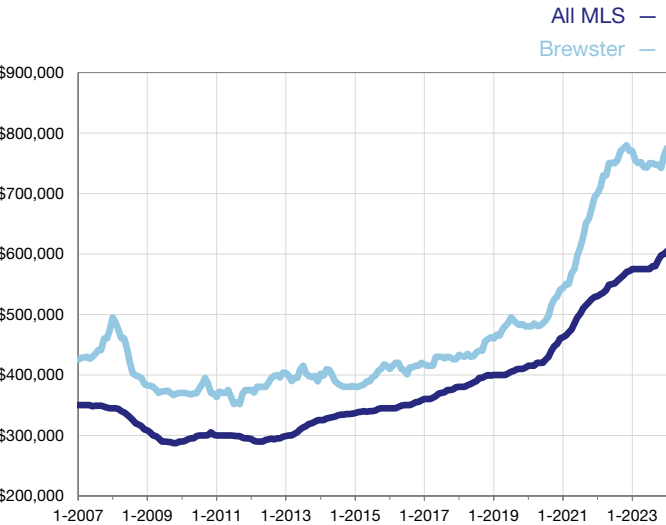
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	4	- 42.9%	7	4	- 42.9%
Closed Sales	9	4	- 55.6%	9	4	- 55.6%
Median Sales Price*	\$750,000	\$653,000	- 12.9%	\$750,000	\$653,000	- 12.9%
Inventory of Homes for Sale	12	18	+ 50.0%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--
Cumulative Days on Market Until Sale	36	51	+ 41.7%	36	51	+ 41.7%
Percent of Original List Price Received*	94.6%	97.7%	+ 3.3%	94.6%	97.7%	+ 3.3%
New Listings	2	8	+ 300.0%	2	8	+ 300.0%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	3	- 40.0%	5	3	- 40.0%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Median Sales Price*	\$358,750	\$439,000	+ 22.4%	\$358,750	\$439,000	+ 22.4%
Inventory of Homes for Sale	5	14	+ 180.0%	--	--	--
Months Supply of Inventory	1.1	3.5	+ 218.2%	--	--	--
Cumulative Days on Market Until Sale	42	19	- 54.8%	42	19	- 54.8%
Percent of Original List Price Received*	94.4%	99.8%	+ 5.7%	94.4%	99.8%	+ 5.7%
New Listings	6	6	0.0%	6	6	0.0%

* 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

