

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brewster

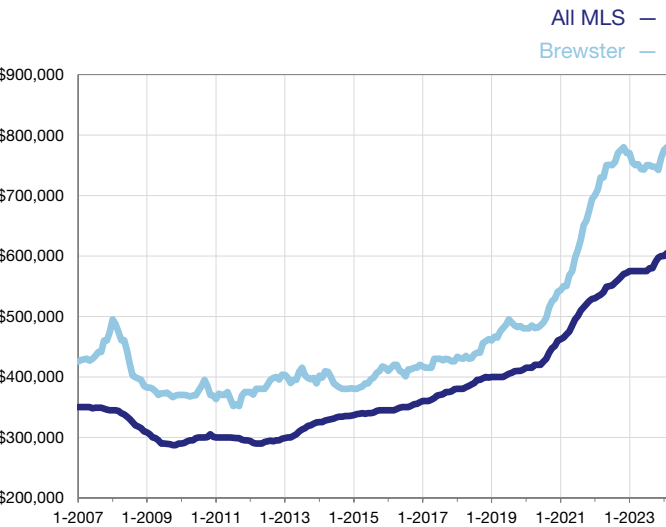
Single-Family Properties	February			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	10	0.0%	17	14	- 17.6%
Closed Sales	4	8	+ 100.0%	13	12	- 7.7%
Median Sales Price*	\$726,450	\$787,500	+ 8.4%	\$742,900	\$685,000	- 7.8%
Inventory of Homes for Sale	12	16	+ 33.3%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	41	56	+ 36.6%	37	54	+ 45.9%
Percent of Original List Price Received*	89.8%	91.5%	+ 1.9%	93.1%	93.5%	+ 0.4%
New Listings	10	8	- 20.0%	12	16	+ 33.3%

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

Condominium Properties	February			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	4	- 20.0%	10	7	- 30.0%
Closed Sales	4	2	- 50.0%	6	3	- 50.0%
Median Sales Price*	\$490,000	\$477,000	- 2.7%	\$405,000	\$475,000	+ 17.3%
Inventory of Homes for Sale	3	11	+ 266.7%	--	--	--
Months Supply of Inventory	0.7	2.8	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	80	76	- 5.0%	67	57	- 14.9%
Percent of Original List Price Received*	92.1%	97.0%	+ 5.3%	92.9%	97.9%	+ 5.4%
New Listings	3	1	- 66.7%	9	7	- 22.2%

* 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

