

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brewster

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	15	8	- 46.7%	32	21	- 34.4%
Closed Sales	7	10	+ 42.9%	20	22	+ 10.0%
Median Sales Price*	\$635,000	\$814,250	+ 28.2%	\$668,000	\$692,500	+ 3.7%
Inventory of Homes for Sale	14	16	+ 14.3%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--
Cumulative Days on Market Until Sale	82	51	- 37.8%	53	53	0.0%
Percent of Original List Price Received*	95.4%	98.0%	+ 2.7%	93.9%	95.5%	+ 1.7%
New Listings	19	7	- 63.2%	31	23	- 25.8%

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

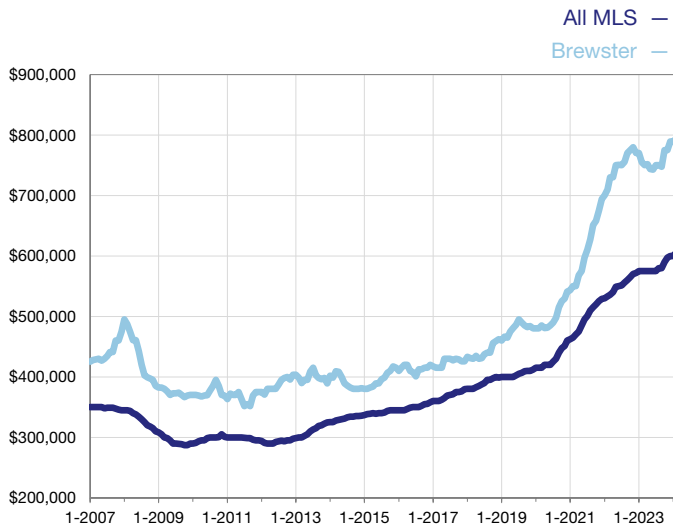
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	8	+ 33.3%	16	14	- 12.5%
Closed Sales	4	4	0.0%	10	7	- 30.0%
Median Sales Price*	\$722,500	\$466,000	- 35.5%	\$405,000	\$475,000	+ 17.3%
Inventory of Homes for Sale	1	14	+ 1,300.0%	--	--	--
Months Supply of Inventory	0.2	3.5	+ 1,650.0%	--	--	--
Cumulative Days on Market Until Sale	35	73	+ 108.6%	55	66	+ 20.0%
Percent of Original List Price Received*	96.6%	96.4%	- 0.2%	94.4%	97.0%	+ 2.8%
New Listings	4	10	+ 150.0%	13	17	+ 30.8%

* 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

