

# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Brewster

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	13	11	- 15.4%	45	31	- 31.1%
Closed Sales	14	5	- 64.3%	34	27	- 20.6%
Median Sales Price*	\$864,000	<b>\$885,000</b>	+ 2.4%	\$741,950	<b>\$700,000</b>	- 5.7%
Inventory of Homes for Sale	15	21	+ 40.0%	--	--	--
Months Supply of Inventory	1.2	2.3	+ 91.7%	--	--	--
Cumulative Days on Market Until Sale	56	13	- 76.8%	54	46	- 14.8%
Percent of Original List Price Received*	103.3%	<b>101.7%</b>	- 1.5%	97.8%	<b>96.7%</b>	- 1.1%
New Listings	15	13	- 13.3%	46	38	- 17.4%

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

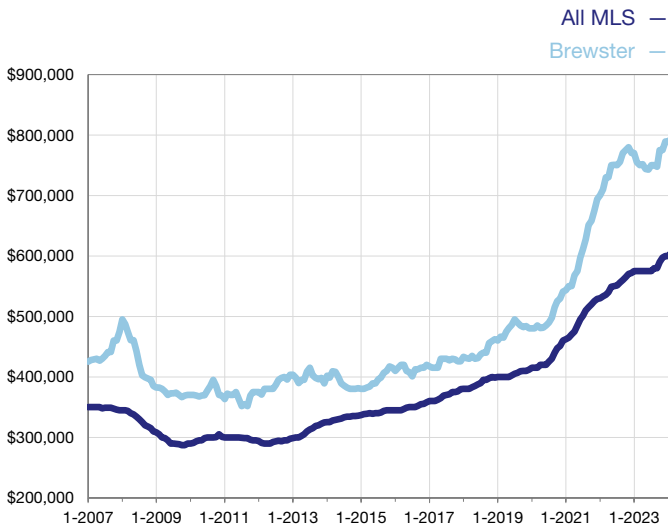
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	5	0.0%	21	19	- 9.5%
Closed Sales	2	6	+ 200.0%	12	13	+ 8.3%
Median Sales Price*	\$360,750	<b>\$612,500</b>	+ 69.8%	\$405,000	<b>\$479,000</b>	+ 18.3%
Inventory of Homes for Sale	0	14	--	--	--	--
Months Supply of Inventory	0.0	3.5	--	--	--	--
Cumulative Days on Market Until Sale	9	58	+ 544.4%	47	63	+ 34.0%
Percent of Original List Price Received*	102.1%	<b>99.8%</b>	- 2.3%	95.7%	<b>98.3%</b>	+ 2.7%
New Listings	4	6	+ 50.0%	17	22	+ 29.4%

\* 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

