

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brewster

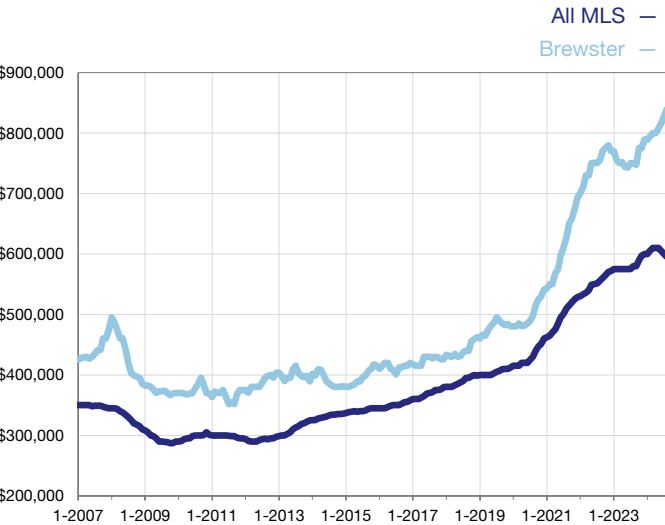
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	6	- 33.3%	87	74	- 14.9%
Closed Sales	11	9	- 18.2%	84	71	- 15.5%
Median Sales Price*	\$745,000	\$900,000	+ 20.8%	\$743,950	\$885,000	+ 19.0%
Inventory of Homes for Sale	24	26	+ 8.3%	--	--	--
Months Supply of Inventory	2.3	2.9	+ 26.1%	--	--	--
Cumulative Days on Market Until Sale	39	41	+ 5.1%	40	43	+ 7.5%
Percent of Original List Price Received*	98.6%	97.0%	- 1.6%	99.4%	97.3%	- 2.1%
New Listings	14	10	- 28.6%	100	90	- 10.0%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	3	- 62.5%	39	40	+ 2.6%
Closed Sales	2	3	+ 50.0%	30	35	+ 16.7%
Median Sales Price*	\$507,500	\$410,500	- 19.1%	\$441,750	\$474,000	+ 7.3%
Inventory of Homes for Sale	4	16	+ 300.0%	--	--	--
Months Supply of Inventory	0.9	3.8	+ 322.2%	--	--	--
Cumulative Days on Market Until Sale	9	19	+ 111.1%	25	51	+ 104.0%
Percent of Original List Price Received*	103.0%	100.8%	- 2.1%	99.6%	98.4%	- 1.2%
New Listings	9	3	- 66.7%	41	46	+ 12.2%

* 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

