

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Brewster

### Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
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	<b>\$900,000</b>	+ 20.8%	\$743,950	<b>\$885,000</b>	+ 19.0%
Inventory of Homes for Sale	24	<b>26</b>	+ 8.3%	--	--	--
Months Supply of Inventory	2.3	<b>2.9</b>	+ 26.1%	--	--	--
Cumulative Days on Market Until Sale	39	<b>41</b>	+ 5.1%	40	<b>43</b>	+ 7.5%
Percent of Original List Price Received*	98.6%	<b>97.0%</b>	- 1.6%	99.4%	<b>97.3%</b>	- 2.1%
New Listings	14	<b>10</b>	- 28.6%	100	<b>90</b>	- 10.0%

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

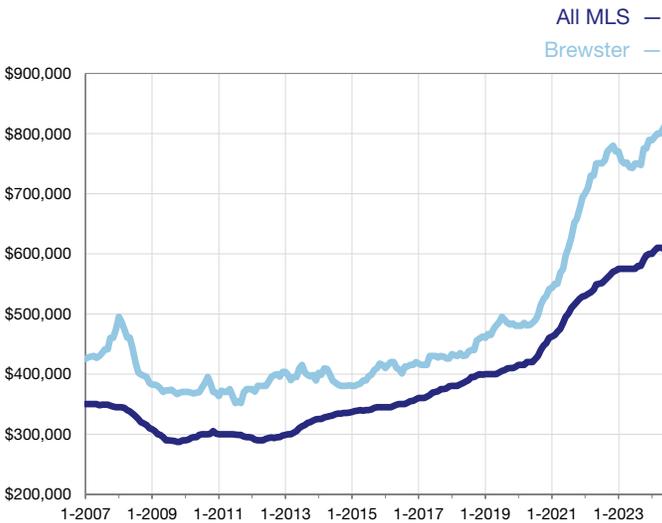
### Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
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	<b>\$410,500</b>	- 19.1%	\$441,750	<b>\$474,000</b>	+ 7.3%
Inventory of Homes for Sale	4	<b>16</b>	+ 300.0%	--	--	--
Months Supply of Inventory	0.9	<b>3.8</b>	+ 322.2%	--	--	--
Cumulative Days on Market Until Sale	9	<b>19</b>	+ 111.1%	25	<b>51</b>	+ 104.0%
Percent of Original List Price Received*	103.0%	<b>100.8%</b>	- 2.1%	99.6%	<b>98.4%</b>	- 1.2%
New Listings	9	3	- 66.7%	41	<b>46</b>	+ 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

