

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brewster

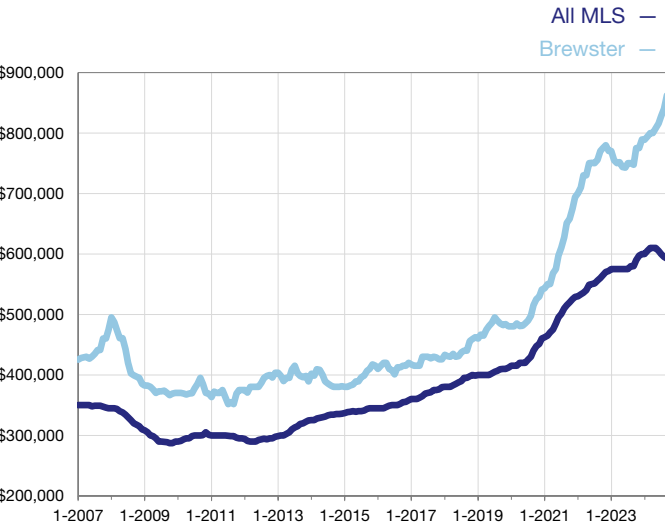
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	13	+ 30.0%	97	86	- 11.3%
Closed Sales	7	8	+ 14.3%	91	79	- 13.2%
Median Sales Price*	\$794,000	\$1,187,500	+ 49.6%	\$750,000	\$887,500	+ 18.3%
Inventory of Homes for Sale	20	29	+ 45.0%	--	--	--
Months Supply of Inventory	2.0	3.1	+ 55.0%	--	--	--
Cumulative Days on Market Until Sale	18	68	+ 277.8%	37	46	+ 24.3%
Percent of Original List Price Received*	100.2%	92.6%	- 7.6%	99.5%	96.8%	- 2.7%
New Listings	7	15	+ 114.3%	107	105	- 1.9%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	5	+ 25.0%	43	44	+ 2.3%
Closed Sales	7	5	- 28.6%	37	40	+ 8.1%
Median Sales Price*	\$476,000	\$460,000	- 3.4%	\$465,000	\$474,000	+ 1.9%
Inventory of Homes for Sale	4	19	+ 375.0%	--	--	--
Months Supply of Inventory	0.9	4.5	+ 400.0%	--	--	--
Cumulative Days on Market Until Sale	15	143	+ 853.3%	23	63	+ 173.9%
Percent of Original List Price Received*	105.8%	99.3%	- 6.1%	100.8%	98.5%	- 2.3%
New Listings	5	7	+ 40.0%	46	53	+ 15.2%

* 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

