

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brewster

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	16	+ 77.8%	106	98	- 7.5%
Closed Sales	15	12	- 20.0%	106	91	- 14.2%
Median Sales Price*	\$1,110,000	\$852,500	- 23.2%	\$784,539	\$885,000	+ 12.8%
Inventory of Homes for Sale	25	31	+ 24.0%	--	--	--
Months Supply of Inventory	2.5	3.3	+ 32.0%	--	--	--
Cumulative Days on Market Until Sale	26	35	+ 34.6%	36	44	+ 22.2%
Percent of Original List Price Received*	103.2%	96.2%	- 6.8%	100.0%	96.7%	- 3.3%
New Listings	14	17	+ 21.4%	121	122	+ 0.8%

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

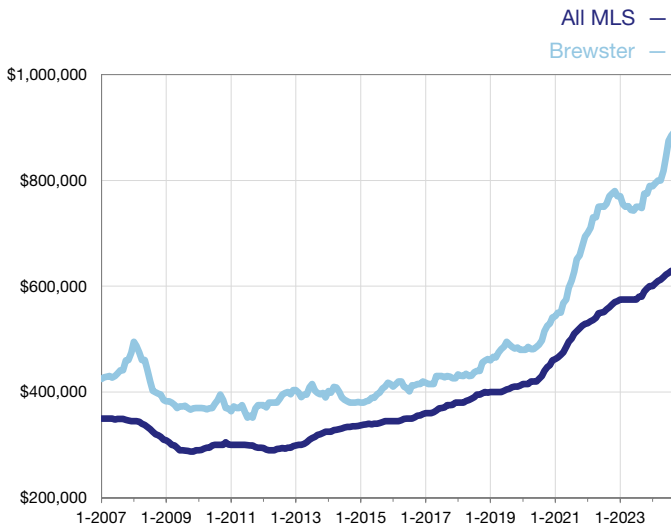
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	7	+ 250.0%	45	51	+ 13.3%
Closed Sales	6	7	+ 16.7%	43	47	+ 9.3%
Median Sales Price*	\$420,000	\$550,000	+ 31.0%	\$442,500	\$475,000	+ 7.3%
Inventory of Homes for Sale	16	10	- 37.5%	--	--	--
Months Supply of Inventory	3.9	2.1	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	19	78	+ 310.5%	22	65	+ 195.5%
Percent of Original List Price Received*	99.5%	95.7%	- 3.8%	100.6%	98.1%	- 2.5%
New Listings	14	7	- 50.0%	60	60	0.0%

* 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

