

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Brewster

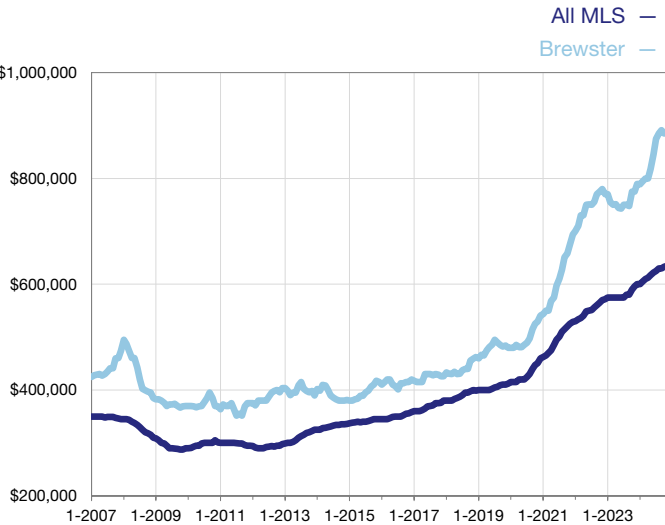
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	7	0.0%	113	103	- 8.8%
Closed Sales	11	8	- 27.3%	117	99	- 15.4%
Median Sales Price*	\$905,000	\$762,500	- 15.7%	\$794,000	\$885,000	+ 11.5%
Inventory of Homes for Sale	28	24	- 14.3%	--	--	--
Months Supply of Inventory	2.8	2.6	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	26	44	+ 69.2%	35	44	+ 25.7%
Percent of Original List Price Received*	96.5%	97.4%	+ 0.9%	99.7%	96.8%	- 2.9%
New Listings	11	7	- 36.4%	132	129	- 2.3%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	7	+ 75.0%	49	57	+ 16.3%
Closed Sales	3	2	- 33.3%	46	49	+ 6.5%
Median Sales Price*	\$540,000	\$1,030,000	+ 90.7%	\$453,750	\$476,000	+ 4.9%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	3.1	1.7	- 45.2%	--	--	--
Cumulative Days on Market Until Sale	18	195	+ 983.3%	22	70	+ 218.2%
Percent of Original List Price Received*	95.8%	104.1%	+ 8.7%	100.3%	98.4%	- 1.9%
New Listings	1	6	+ 500.0%	61	66	+ 8.2%

\* 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

