

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brewster

Single-Family Properties

Key Metrics	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	6	- 33.3%	122	108	- 11.5%
Closed Sales	5	9	+ 80.0%	122	108	- 11.5%
Median Sales Price*	\$525,000	\$722,000	+ 37.5%	\$789,500	\$877,500	+ 11.1%
Inventory of Homes for Sale	19	16	- 15.8%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--
Cumulative Days on Market Until Sale	27	43	+ 59.3%	34	44	+ 29.4%
Percent of Original List Price Received*	100.7%	95.4%	- 5.3%	99.7%	96.7%	- 3.0%
New Listings	2	3	+ 50.0%	134	133	- 0.7%

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

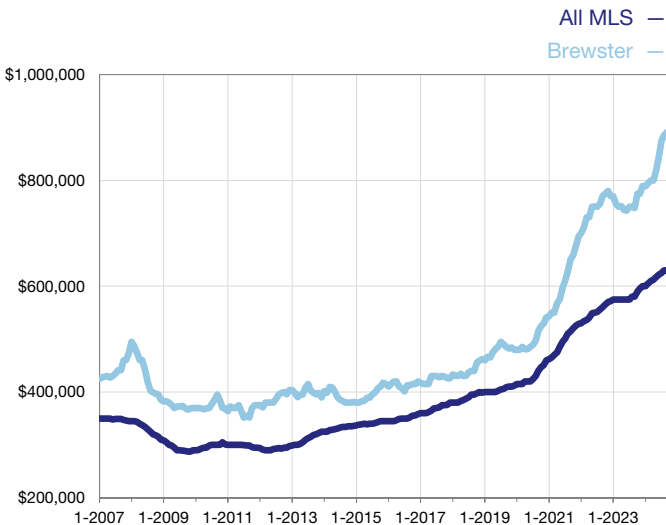
Condominium Properties

Key Metrics	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	0	- 100.0%	50	57	+ 14.0%
Closed Sales	3	9	+ 200.0%	49	58	+ 18.4%
Median Sales Price*	\$895,000	\$399,999	- 55.3%	\$465,000	\$475,000	+ 2.2%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	3.1	1.2	- 61.3%	--	--	--
Cumulative Days on Market Until Sale	27	42	+ 55.6%	22	66	+ 200.0%
Percent of Original List Price Received*	103.2%	97.0%	- 6.0%	100.5%	98.1%	- 2.4%
New Listings	1	0	- 100.0%	62	66	+ 6.5%

* 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

