

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brewster

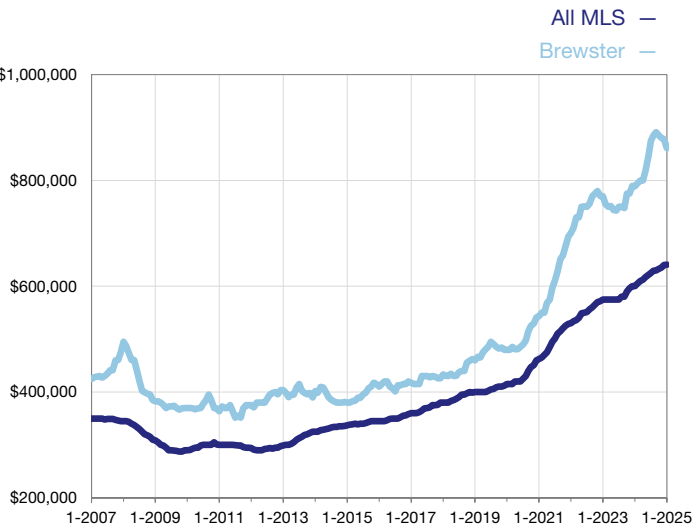
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	5	+ 25.0%	4	5	+ 25.0%
Closed Sales	4	7	+ 75.0%	4	7	+ 75.0%
Median Sales Price*	\$653,000	\$643,500	- 1.5%	\$653,000	\$643,500	- 1.5%
Inventory of Homes for Sale	21	16	- 23.8%	--	--	--
Months Supply of Inventory	2.1	1.8	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	51	27	- 47.1%	51	27	- 47.1%
Percent of Original List Price Received*	97.7%	97.9%	+ 0.2%	97.7%	97.9%	+ 0.2%
New Listings	8	5	- 37.5%	8	5	- 37.5%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	3	0.0%	3	3	0.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$439,000	\$410,500	- 6.5%	\$439,000	\$410,500	- 6.5%
Inventory of Homes for Sale	16	8	- 50.0%	--	--	--
Months Supply of Inventory	3.1	1.7	- 45.2%	--	--	--
Cumulative Days on Market Until Sale	19	25	+ 31.6%	19	25	+ 31.6%
Percent of Original List Price Received*	99.8%	95.9%	- 3.9%	99.8%	95.9%	- 3.9%
New Listings	6	5	- 16.7%	6	5	- 16.7%

* 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

