

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brewster

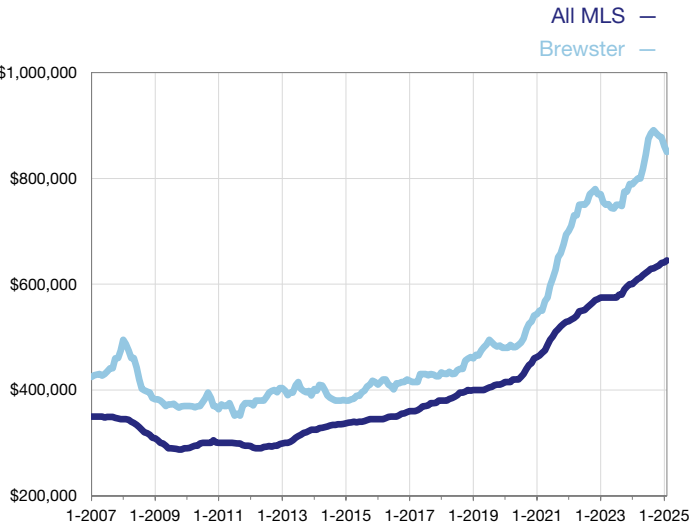
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	9	+ 12.5%	12	14	+ 16.7%
Closed Sales	8	3	- 62.5%	12	10	- 16.7%
Median Sales Price*	\$787,500	\$618,000	- 21.5%	\$685,000	\$636,750	- 7.0%
Inventory of Homes for Sale	19	17	- 10.5%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	56	43	- 23.2%	54	32	- 40.7%
Percent of Original List Price Received*	91.5%	97.6%	+ 6.7%	93.5%	97.8%	+ 4.6%
New Listings	8	12	+ 50.0%	16	16	0.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	3	0.0%	6	6	0.0%
Closed Sales	2	5	+ 150.0%	3	6	+ 100.0%
Median Sales Price*	\$477,000	\$330,000	- 30.8%	\$475,000	\$370,000	- 22.1%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	3.4	1.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	76	87	+ 14.5%	57	77	+ 35.1%
Percent of Original List Price Received*	97.0%	96.8%	- 0.2%	97.9%	96.6%	- 1.3%
New Listings	1	4	+ 300.0%	7	9	+ 28.6%

* 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

