

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Brewster

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	7	+ 16.7%	106	130	+ 22.6%
Closed Sales	9	9	0.0%	108	125	+ 15.7%
Median Sales Price*	\$722,000	<b>\$740,000</b>	+ 2.5%	\$877,500	<b>\$850,000</b>	- 3.1%
Inventory of Homes for Sale	22	18	- 18.2%	--	--	--
Months Supply of Inventory	2.5	1.7	- 32.0%	--	--	--
Cumulative Days on Market Until Sale	43	48	+ 11.6%	44	43	- 2.3%
Percent of Original List Price Received*	95.4%	<b>94.6%</b>	- 0.8%	96.7%	<b>97.2%</b>	+ 0.5%
New Listings	3	1	- 66.7%	133	155	+ 16.5%

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

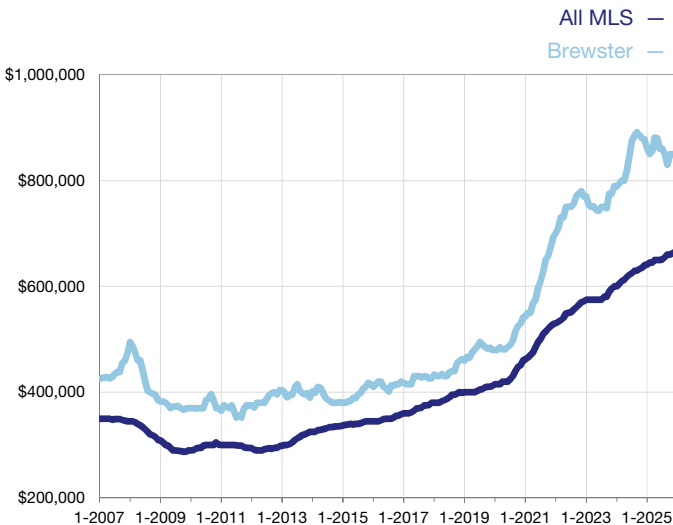
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	4	--	57	79	+ 38.6%
Closed Sales	9	7	- 22.2%	58	78	+ 34.5%
Median Sales Price*	\$399,999	<b>\$415,000</b>	+ 3.8%	\$475,000	<b>\$422,500</b>	- 11.1%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	42	37	- 11.9%	66	57	- 13.6%
Percent of Original List Price Received*	97.0%	<b>96.1%</b>	- 0.9%	98.1%	<b>97.3%</b>	- 0.8%
New Listings	0	2	--	66	102	+ 54.5%

\* 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

