

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brewster

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	4	- 50.0%	13	10	- 23.1%
Closed Sales	3	6	+ 100.0%	10	16	+ 60.0%
Median Sales Price*	\$618,000	\$840,000	+ 35.9%	\$636,750	\$792,500	+ 24.5%
Inventory of Homes for Sale	20	17	- 15.0%	--	--	--
Months Supply of Inventory	2.2	1.6	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	43	58	+ 34.9%	32	98	+ 206.3%
Percent of Original List Price Received*	97.6%	94.3%	- 3.4%	97.8%	94.0%	- 3.9%
New Listings	10	5	- 50.0%	15	9	- 40.0%

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

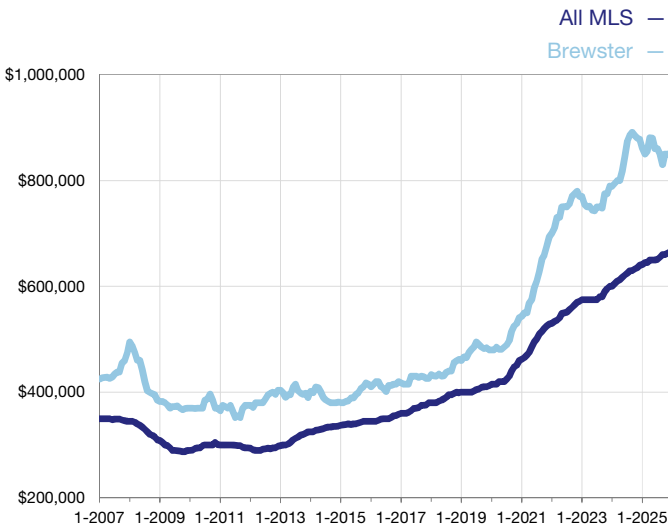
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	1	- 50.0%	5	9	+ 80.0%
Closed Sales	5	2	- 60.0%	6	7	+ 16.7%
Median Sales Price*	\$330,000	\$314,500	- 4.7%	\$370,000	\$520,000	+ 40.5%
Inventory of Homes for Sale	11	2	- 81.8%	--	--	--
Months Supply of Inventory	2.2	0.3	- 86.4%	--	--	--
Cumulative Days on Market Until Sale	87	112	+ 28.7%	77	88	+ 14.3%
Percent of Original List Price Received*	96.8%	92.8%	- 4.1%	96.6%	92.6%	- 4.1%
New Listings	4	1	- 75.0%	10	4	- 60.0%

* 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

