

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brewster

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	10	+ 25.0%	21	20	- 4.8%
Closed Sales	4	4	0.0%	14	20	+ 42.9%
Median Sales Price*	\$1,177,500	\$588,000	- 50.1%	\$656,700	\$737,500	+ 12.3%
Inventory of Homes for Sale	29	20	- 31.0%	--	--	--
Months Supply of Inventory	3.2	1.9	- 40.6%	--	--	--
Cumulative Days on Market Until Sale	40	53	+ 32.5%	34	89	+ 161.8%
Percent of Original List Price Received*	96.9%	99.5%	+ 2.7%	97.5%	95.1%	- 2.5%
New Listings	19	13	- 31.6%	34	22	- 35.3%

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

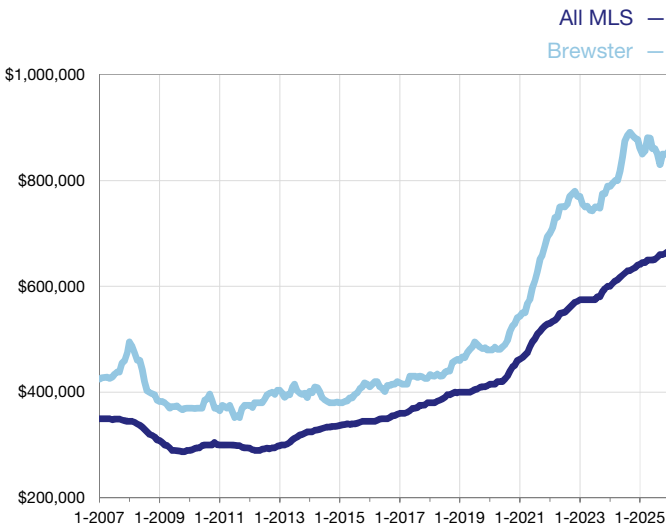
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	8	+ 33.3%	11	17	+ 54.5%
Closed Sales	3	7	+ 133.3%	9	14	+ 55.6%
Median Sales Price*	\$529,000	\$441,000	- 16.6%	\$410,500	\$460,500	+ 12.2%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	17	75	+ 341.2%	57	82	+ 43.9%
Percent of Original List Price Received*	94.7%	94.7%	0.0%	96.0%	93.7%	- 2.4%
New Listings	6	12	+ 100.0%	16	16	0.0%

* 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

