

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brewster

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	11	19	+ 72.7%	32	36	+ 12.5%
Closed Sales	11	4	- 63.6%	25	24	- 4.0%
Median Sales Price*	\$1,150,000	\$945,000	- 17.8%	\$850,000	\$782,500	- 7.9%
Inventory of Homes for Sale	34	24	- 29.4%	--	--	--
Months Supply of Inventory	3.7	2.1	- 43.2%	--	--	--
Cumulative Days on Market Until Sale	28	82	+ 192.9%	32	88	+ 175.0%
Percent of Original List Price Received*	101.7%	96.0%	- 5.6%	99.4%	95.2%	- 4.2%
New Listings	18	22	+ 22.2%	52	44	- 15.4%

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

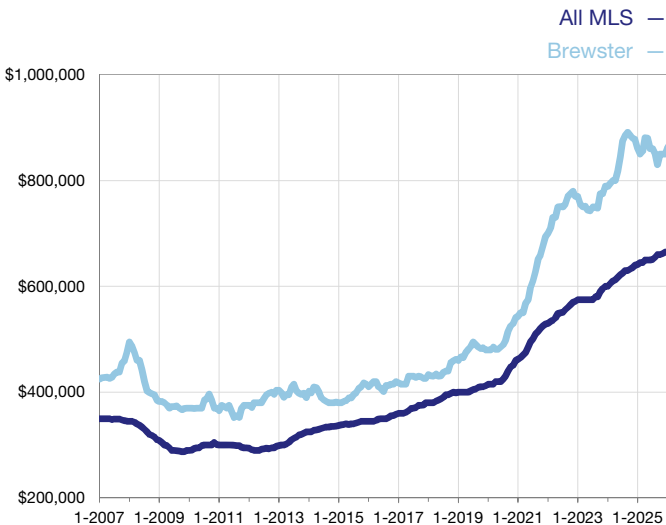
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	10	6	- 40.0%	21	23	+ 9.5%
Closed Sales	4	6	+ 50.0%	13	20	+ 53.8%
Median Sales Price*	\$555,250	\$505,500	- 9.0%	\$415,000	\$490,000	+ 18.1%
Inventory of Homes for Sale	15	10	- 33.3%	--	--	--
Months Supply of Inventory	2.8	1.5	- 46.4%	--	--	--
Cumulative Days on Market Until Sale	72	10	- 86.1%	61	60	- 1.6%
Percent of Original List Price Received*	102.9%	99.1%	- 3.7%	98.1%	95.3%	- 2.9%
New Listings	16	9	- 43.8%	32	24	- 25.0%

* 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

